State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$138,300.00**

After Recording Return To:
Nations Title Agency, Inc.
3214 Maryland Way, Suite 208
Brentwood, TN 37027
ONTN4482

Affiant

Subscribed and sworn before me this the 29th Day of September, 2005

Notary Public
My Commission Expires:

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

Davidson County DEEDWARR
Recvd: 10/03/05 12:59 2 pgs
Fees:13.00 Taxes:511.71
20051003-0118495

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Jimmy Reynolds **4532 Highland Ridge Drive** **Antioch, Tennessee 37013**	**4532 Highland Ridge Drive** **Antioch, Tennessee 37013**	NEW OWNER

Map 163 Group 2 Parcel 70

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged

MATTHEW FORTUNE, UNMARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

JIMMY REYNOLDS

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **WILSON** COUNTY, TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 117, on the plan of Hickory Highlands Place, Section Two, Phase Two, of record in Instrument No. 20010608-0060706, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew Fortune by Warranty Deed from Jerry Butler Builders, LLC of record in Instrument No. 20030522-0070149, Register's Office for Davidson County, Tennessee.

Subject to all matters appearing of record in Instrument No. 20010608-0060706, Register's Office for Davidson County, Tennessee.

Subject to Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 10868, page 923, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 11103, page 990 and amended in Book 11306, page 572, Book 11667, page 310, Book 10421, page 239, Book 11306, page 572, Instrument No. 20000201-0010122, and Instrument No. 20020528-0064349, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders

Executed this 29th **Day of** September **2005**

Matthew John Fortune 9-29-05

Matthew Fortune

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th **Day** of September, 2005 before me appeared

MATTHEW FORTUNE

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and clear deed. Witness my hand and official seal.

My Commission Expires 9/17/07

Notary Public