Davidson County DEEDWARR
Recvd: 10/03/05 15:06 2 pgs
Fees:13.00 Taxes:480.63

20051003-0118689

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of September, 2005.

Notary Public

My Commission Expires: 1/4/06

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
John Vaca
936 Wemberton Drive
Nashville, TN 37214

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

108-4-44

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Karen Reid f/k/a Karen Holland Baskett** * hereinafter referred to as Grantors, hereby transfers and conveys to **John Vaca, and Wife, Martina Vaca** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in **Davidson** County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 79, on the Plan of Larchwood, Section 2, of record in Book 5200, Page 207 and 208, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Karen Holland Baskett, unmarried, by Warranty Deed from Todd A. Seward, unmarried, of record in Book 1121, Page 878, Register's Office for Davidson County, Tennessee.

***John Reid, husband of Karen Reid, joins in this conveyance to convey any and all interest of said property.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 207 and 208, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5479, Page 443, Book 5681, Page 532, Book 5688, Page 696, and in Book 6011, Page 130, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6299, Page 166, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 936 Wemberton Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of September, 2005.

Karen Reid

John Reid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Karen Reid and John Reid, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of September, 2005.

Notary Public

My Commission Expires: 1/11/06