THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 10/06/05 10:33 2 pgs
Fees:13.00 Taxes:517.63



20051006-0120589

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Timothy C. Rauhoff 45 Fawn Creek Pass Nashville, TN 37214	SAME	121-01-A-256.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Althea M. Reid, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Timothy C. Rauhoff, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 31, on the plan of Woodland Point, Phase III of record in Instrument No. 20010716-0075435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Althea M. Reid, an unmarried woman from Centex Homes, a Nevada General Partnership by deed dated 6/28/02 of record in Instrument No. 20020709-0082382, said Register's Office.

This is improved property known as: 45 Fawn Creek Pass, 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 we do covenant with the said GRANTEES that we are 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 28th day of September, 2005.

Althea M. Reid

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Althea M Reid, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 28 day of September, 2005.

NOTARY PUBLIC

My commission expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $139,900.00.

AFFIANT

Subscribed and sworn to before me this 28 day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY