FILE BOX "7"

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44234

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/10/05 14:26 2 pgs
Fees:13.00 Taxes:1369.00

20051110-0136535

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
20th day of October, 2005

Notary Public

MY COMMISSION EXPIRES: 7/25/06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Kim Reynolds	Capital Bank and Trust Company	105-14-96
2211 Grantland Avenue	1808 West End Avenue, Ste. 600	
Nashville, TN, 37204	Nashville, TN 37203	

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, I/WE,

H. K. Reynolds

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward Kim Reynolds

HEREINAFTER CALLED THE 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. 7 of Block 6 on the Plan of Yarbrough Subdivision of Woodland, as of record in Book 161, page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 30 feet on the Westerly side of Grantland Avenue and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to H. K. Reynolds by Warranty Deed from Charles L. Clark, III, Ricky E. Clark and Beatrice Clark, being all the heirs at law of Charlie Lee Clark, Jr., deceased, of record in Instrument No.: 20041020-0126186, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2211 Grantland Avenue, Nashville, TN 37204

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. 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/our hand(s) this 20th day of October, 2005

H. K. Reynolds

STATE OF Maryland
COUNTY OF St. Mary's

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named H. K. Reynolds, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of October, 2005.

Notary Public

My Commission Expires: 5/1/08