Davidson County DEEDWARR
Recvd: 12/21/05 10:52 2 pgs
Fees:13.00 Taxes:498.39

20051221-0152816

05-0747

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 Johnny Cash Parkway, Ste 3
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:
Keith J. Nieszczur
1900 Moran Drive
Nashville, TN 37216

SEND TAX BILLS TO:
Bank of America
900 W. Trade Street
Charlotte, NC 28255

MAP-PAR. NO.
73-5-52

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, Harry L. Reavis, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Keith J. Nieszczur and wife, Gina M. Nieszczur and Keith J. Nieszczur, 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:

Being Lot No. 37 on the Plan of Virginia Manor, of record in Book 1835, page 22, Register's Office, Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Harry L. Reavis, unmarried by deed from James B. Stovall and wife, Dorothy J. Stovall of record in Book 6880, page 648, said Register's Office,

The said Harry L. Reavis is now deceased.

This is improved property known as: 1900 Moran Drive, Nashville, TN 37216

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 the GRANTOR does covenant with the said GRANTEES that the GRANTOR is 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 itself, its 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 16 day of December, 2005

Ralph H. McAdams III

Executor of the Estate of Harry L. Reavis

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State, Ralph H McAdams III, Executor, the within named bargainor (s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16, day of Dec, 2005

My commission expires: 2/13/07

Mary K Reed III
NOTARY PUBLIC

MARY K. REED NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $134,700.00

Donna Ruby
Affiant

Subscribed and sworn to before me this 16 day of December, 2005.

Mary K Reed III
NOTARY PUBLIC

My Commission Expires: 2/13/07

MARY K. REED NOTARY PUBLIC AT LARGE STATE OF TENNESSEE