WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/19/06 12:20 2 pgs
Fees:13.00 Taxes:1054.50
20060119-0007296

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don C. Peery	**SAME AS OWNER**	**MAP 104-06-0**
(NAME) 103 Hilltop Road	(NAME)	**PARCEL 299.00**
(ADDRESS)	(ADDRESS)	
Dickson, Tn 37055		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JAMES B. REESOR** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DON C. PEERY, MARRIED**, 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:

Being the southerly part of Lots 133, 134 and 135 on the Plan of Bransford Realty Company's West End Avenue Place, as of record in Book 332, page 15, Register's Office for said County, described as follows:

Beginning at the northwest corner of 31st Avenue South and Carlisle Avenue, being the southeast corner of Lot 133; thence with the Westerly margin of 31st Avenue South, northwardly 100 feet; thence at right angles, westwardly 142.5 feet, more or less, to the northeasterly margin of Blakemore Avenue; thence with said Avenue eastwardly 138 feet, more or less to the northerly margin of Carlisle Avenue; thence with said Avenue, northeastwardly 20 feet to the beginning.

Being the same property conveyed to James B. Reesor and wife, Mary B. Reesor by deed from James E. Reesor and wife, Sharon Lee Reesor dated July 11, 1972 of record in Book 4618, page 521, said Register's Office.

Mary B. Reesor has since died, with her Tenancy by Entirety interest passing to her husband, James B. Reesor, at her death.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2006 real property taxes, which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 332, page 15, said Register's Office.

Yvonne R. Sharp is signing on behalf of James B. Reesor pursuant of the Power of Attorney of record in Book 11081, page 419, Register's Office of Davidson County

unimproved ☒

This is improved ☐ property, known as 409 31st Avenue South, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 18th day of January, 2006.

James B. Reesor

James B. Reesor
By: Yvonne Reesor Sharp
Attorney in Fact

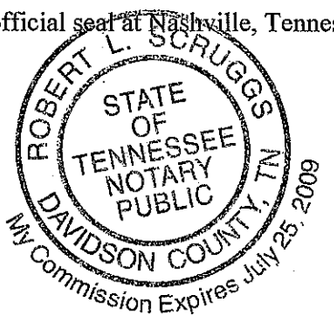
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Yvonne Reesor Sharp, Attorney in Fact for James B. Reesor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker and is authorized by execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 18th day of January, 2006.

Commission expires:



Robert L. Scruggs

Notary Public