PLEASE RETURN TO: AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20B

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $188,000.00

Doris Cole
Affiant

Subscribed and sworn before me this the 25th day of January, 2006.

Mary Birthright
Notary Public
My commission expires: 11/24/07

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/27/06 14:26 2 pgs
Fees:13.00 Taxes:695.60
20060127-0010822

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeffrey W. Reid 4818 East Longdale Drive Nashville, TN 37211	**First Horizon Home Loan** **4000 Horizon Way** **Irving, TX 75063**	147-05-0 063.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph W. Fuson and wife, Lacey Fuson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeffrey W. Reid* and Richard G. Reid*, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

***An Unmarried Person**

Being Lot No. 139 on the Plan of Caldwell Hall, Section One, as of record in Plat Book 2900, Page 58, Register's Office for Davidson County, Tennesse, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph W. Fuson, a single man, by deed from Doris Cole, dated June 29, 2001, of record as Instrument No. 20030206-0016489, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4818 East Longdale Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 25th day of January, 2006.

Joseph W. Fuson

Lacey Fuson

Lacey Fuson joins in this conveyance to relinquish any and all right, especially marital rights, which she may have in said property by virtue of her marriage to Joseph W. Fuson.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph W. Fuson and Lacey Fuson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of January, 2006.

My commission expires:

11/22/08

Notary Public

