This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060019

RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

Davidson County DEEDWARR
Recvd: 02/02/06 09:15 3 pgs
Fees:18.00 Taxes:277.50
20060202-0012806

Send Tax Bills To:
New Owners

New Owner is:
Bennie Reed and Jessica Jackson
25 Sycamore Court
Antioch, TN 37013

MAP: 162-16-O-A
PARCEL: 87.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Elizabeth C. Cioe**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Bennie Reed, an unmarried man, and Jessica Jackson, an unmarried woman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Unit No. 25 on the Plan of Hickory Hollow Condominiums (formerly Mill Creek Club Condominiums, Phase 1, Section 1, of record in Plat Book 5050, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Elizabeth C. Cioe by Deed from George B. Stallings, II, unmarried dated 4/10/03, recorded 4/14/03, in Instrument No. 200304140049297, Register's Office for Davidson County, Tennessee.

Elizabeth C. Cioe is now married to Rocco Cioe who is signing this Deed to convey any and all of his interest.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

EC. Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 day of January, 2006.

GRANTOR:

Rocco Cioe by Suzanne Cioe AIF

Rocco Cioe by Suzanne Cioe

as Attorney-in-Fact

Elizabeth C. Cioe by Suzanne Cioe AIF

Elizabeth C. Cioe by Suzanne Cioe

as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Suzanne Cioe**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Rocco Cioe and Elizabeth C. Cioe,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument No. _____, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 30 day of January, 2006.

BYLINE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

My Commission Expires: NOV. 25, 06

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Suzanne Cioe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the ____ day of_____, 2006.

_____
Notary Public

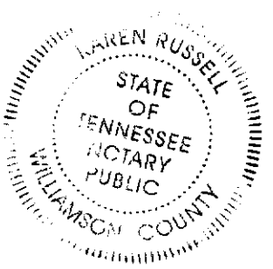
My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

SWORN TO and subscribed before me this 30th day of January, 2006.



NOTARY PUBLIC

My commission expires:

5/26/09