THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 02/03/06 10:32 2 pgs
Fees:13.00 Taxes:207.20
20060203-0013546

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Shawna Kay Orman<br>420 Walton Lane, L-62<br>Madison, TN 37115 | Same as New Owner | Map 51-15-0-A<br>Parcel 62.00 CO |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES F. REID and wife, LINDA REID, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto SHAWNA KAY ORMAN, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. L-62, as shown on the Plat of Quail Creek Condominiums, of record in Book 6328, pages 89-93, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Quail Creek Homeowner's Association, all as described in Book 6328, page 44, et seq, said Register's Office.

BEING the same property conveyed to James F. Reid and Linda Reid, husband and wife, by deed from Celestia F. Frost, a married woman, joined by her husband, Raymond C. Smith, of record in Instrument No. 20050328-0033037, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 420 Walton Lane, Unit L-62, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 6328, pages 89-93, said Register's Office.

3. Subject to any and all matters as they may appear in the Master Deed for The Quail Creek Homeowners' Association of record in Book 6328, page 44, said Register's office.

4. Subject to Charter of The Quail Creek Homeowners' Association of record in Book 6340, page 409, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

JAMES F. REID

LINDA REID

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES F. REID and wife, LINDA REID, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 19th day of January, 2006.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $56,000.00.

Affiant

Sworn to and subscribed before me, this the 19th day of January, 2006.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE