THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner
5203 42nd Ave.
Hyattsville, MD 20781
MAP PARCEL NUMBERS 82.03-0-468

Davidson County DEEDWARR
Recvd: 02/09/06 10:28 2 pgs
Fees:13.00 Taxes:85.10
20060209-0016115

WARRANTY DEED

THIS INDENTURE, made and entered into this 27 day of January, 2006 by and between **Carl H. Reed and Elease Reed, husband and wife**, party of the first part, and **Rosalyn Clemens,** unmarried party of the second part,

WITNESSETH: That for and in consideration of **$23,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

A certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 9 on the Plan of Sharpe and Crutcher's Addition to East Nashville, as of record in book 57, page 82, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the easterly side of Lischey Avenue or North Fourth Street and extends back between parallel lines, 165 feet to an alley.

BEING the same property conveyed to Carl H. Reed and wife Elease Reed by deed from James D. Byrum and Leonard B. Jenkins, of record in Book/Instrument No.5010, page 639 Register's Office, Davidson County, Tennessee, dated 3/22/76 and recorded 3/31/76.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); Any and All matters of Plat In Book 57, Page 82, any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

The above referenced property is also known as 919 Lischey Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Carl H. Reed

Carl H. Reed

Elease Reed

Elease Reed

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Carl H. Reed and **Elease Reed, Married*** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained. *and husband Carl H. Reed

WITNESS my hand and Notarial Seal at office this 27th day of January, 2006.

My commission expires 1-27-07

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$23,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of January, 2006.

My commission expires: 1-27-07

PROPERTY ADDRESS:
919 Lischey Avenue
Nashville, TN 37206

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of New Owner
Rosalyn Clemens
5203 42nd Ave.
Hyattsville, MD 20781