Davidson County DEEDWARR
Recvd: 03/01/06 10:49 2 pg
Fees:13.00 Taxes:1480.00
20060301-0023456

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $400,000.00. Suzanne Smith Reeves **Affiant** Subscribed and sworn to before me, this 28th day of February, 2006. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Address New Owner As Follows:
Suzanne Smith Reeves
1004 Woodmont Blvd.
Nashville, TN 37204

Send Tax Bills To:
SAME

Map, Parcel, Number:
118-09-0-0500.00
16DA 03025

118-09-0-0500
16DA 03025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HELEN T. ENGLES, Executrix of the Estate of Jacquelyn Ann Turner, deceased**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SUZANNE SMITH REEVES**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Leonte Subdivision of Lot Nos. 17, 18, 19, 24, 25 and 26 in Noelton, not of record, described according to a survey made by W .B. Southgate, Surveyor, as follows:

Beginning on the northerly margin of Woodmont Avenue at a point 262 feet 9 inches west of the westerly margin of 10th Avenue South, said point being the corner of Lot Nos. 17 and 18; thence with the line between said two lots, northwardly 201 feet 10 inches to the common corner of Lot Nos. 11, 12, 17 and 18; thence with the line between Lot Nos. 11 and 18, westwardly 100 feet to the common corner of Lot Nos. 10, 11, 18 and 19; thence with the line between Lot Nos. 18 and 19; southwardly 201 feet 9 inches to the northerly margin of Woodmont Avenue; thence with said Avenue, eastwardly 100 feet to the beginning.

Being the same property conveyed to James R. Turner and wife, Annie Pauline Turner by deed from Oscar F. Noel, of record in Book 1104, page 107, Register's Office for Davidson County, Tennessee; the said Annie Pauline Turner having predeceased James R. Turner, and James R. Turner having since died and his will of record in Will Book 224, page 203, Probate Court Clerk's Office of Davidson County, Tennessee devised subject property to Jacquelyn Ann Turner and Dorothy Jean Turner; the said Dorothy Jean Turner having since died, and her will of record in Will Book 225, page 758, said Probate Clerk's Office devised subject property to Jacquelyn Ann Turner; and Jacquelyn Ann Turner having since died and her will of record as Vol. 6034\2069379, Probate Court Clerk's Office for Davidson County, Tennessee, directs subject property to be sold by her Executrix.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

This is improved property known as 1004 Woodmont Blvd., Nashville, TN 37204.

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 I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of February, 2006.

Helen T. Engles, Extrix

Helen T. Engles, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HELEN T. ENGLES, EXECUTRIX**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 2006.

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public

My Commission Expires: _____

278237.1/2006131