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

SEND TAX BILLS TO:
New Owner - Ms. Rosalyn Clemens
5203 42nd Ave.
Hyattsville, MD 20781

MAP PARCEL NUMBERS
Map & Parcel 82.03-467

Davidson County DEEDWARR
Recvd: 03/08/06 10:44 2 pgs
Fees:13.00 Taxes:125.80
20060308-0026861

WARRANTY DEED

THIS INDENTURE, made and entered into this 27th day of February, **2006**, by and between **Carl Antonio Reed**, married, party of the first part, and **Rosalyn B. Clemens**, party of the second part,

WITNESSETH: That for and in consideration of **$34,000.00** 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:

Land in Davidson County, Tennessee, particularly described as follows, to wit:

BEING Lot No. 10 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.

BEING the same property conveyed to Carl Antonio Reed by deed from Carl H. Reed and wife, Elease Reed, of record in Book/Instrument No.20040811-0097242 Register's Office, Davidson County, Tennessee, dated 8/9/04 and recorded 8/11/04.

The above referenced property is also known as 921 Lischey Avenue, Nashville, TN 37207.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record 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 not and has never been the primary residence of the Grantor or their spouse.

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 Antonio 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 Antonio Reed,** married, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

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

My commission expires 1-27-07

Notary Public

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, **$34,000.00**, 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 February, **2006**.

NOTARY PUBLIC

My commission expires: 1-27-07

PROPERTY ADDRESS:
921 Lischey Avenue
Nashville, TN 37206

Name and address of new owner:
Rosalyn B. Clemens
5203 42nd Ave.
Hyattsville, MD 20781