Davidson County DEEDWARR
Recvd: 03/30/06 14:19 2 pgs
Fees:13.00 Taxes:973.10

20060330-0036227

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 263,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF MARCH, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01333 REID

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Rusty L. Reid and Andrea L. Reid	same	MAP: 115
714 Davidson Road		GROUP: 07
Nashville, TN 37205		PARCEL: 12.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ERNA T. MACE, A SINGLE WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RUSTY L. REID AND WIFE, ANDREA L. REID

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 714 Davidson Road, Nashville, TN 37205

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on the 17th day of March, 2006.

Erna T. Mace by Gerald F. Mace, Attorney-in-fact

Erna T. Mace by Gerald F. Mace
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 17th day of March, 2006, before me personally appeared Gerald F. Mace to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Erna T. Mace** and acknowledged that he executed the same as the free act and deed of said **Erna T. Mace**.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

BEING LOT NO. 7 ON THE PLAN OF BROOK MEADE, SECTION 1, AS OF RECORD IN BOOK 2133, PAGE 77, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 7 FRONTS 117 FEET ON THE NORTH SIDE OF DAVIDSON ROAD AND RUNS BACK BETWEEN PARALLEL LINES 354 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO FLOYD C. MACE AND WIFE, ERNA T. MACE BY WARRANTY DEED FROM HENRY H. MORRIS AND WIFE, MELBA M. MORRIS, RECORDED ON THE 29TH DAY OF NOVEMBER, 1960 IN DEED BOOK 3161, PAGE 455, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID FLOYD C. MACE HAVING SINCE DIED ON MAY 19, 2001 AND THE PROPERTY IS NOW VESTED IN ERNA T. MACE, THE SURVIVING TENANT BY THE ENTIRETY.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Erna T. Mace pursuant to a power of attorney executed by the same on the 12/24/2002, and being filed for in Instrument # X, Register's Office for Davidson County, Tennessee.

X 20060330-0036226