20B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

D. Annette Maples
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April 2006

Doris Coley
Notary Public

MY COMMISSION EXPIRES: 9/21/09
(AFFIX SEAL)

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 04/25/06 11:27 3 pgs
Fees:18.00 Taxes:295.63

20060425-0047094

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan G. Sprague	Same As New Owner	MAP 94.01
(NAME)	(NAME)	
1819 Willow Springs		PARCEL 231.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Danny Ray Reynolds, Sr. and Randall Wade Reynolds, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bryan G. Sprague and wife, Stephanie A. Sprague

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

A Certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 131 on the Plan of Payne, Blakemore & Cummins Addition to Nashville, of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.

SAID Lot No. 131 fronts 50 feet on the West side of South Fourteenth Street and extends back between parallel lines 153 feet to an alley.

INCLUDED BUT EXPRESSLY EXCLUDED is the property conveyed to Metropolitan Government of Nashville & Davidson County of record by Instrument No. 20040505-0051415 in the Register's Office for Davidson County, Tennessee, described as follows:

RIGHT-OF-WAY ACQUISITION:
Beginning at the Southeast corner of property, shown on Tax Map 094-01, as Parcel 231.00, said point being on the present Westerly R-O-W of South 14th Street, 23.10 feet left of Sta. 14+58.56 of Project 03-M-29 on file at the Public Works Department of Davidson County, TN., said point being the point of beginning.

Thence: leaving the Present R-O-W of South 14th Street, along the Southern

CONTINUED

This is improved (X) property, known as 712 S. 14th Street, Nashville, TN 37206
(unimproved ( ))
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 our hand s this 18th day of April, 2006

Danny Ray Reynolds, Sr.

Randall Wade Reynolds, Sr.

LEGAL DESCRIPTION CONTINUATION

line of the above mentioned parcel, North 83 degrees 31 minutes 49 seconds West, a distance of 5.00 feet to a point;

Thence: leaving the Southern line of the above mentioned parcel, with the Proposed R-O-W of South 14th Street, North 06 degrees 41 minutes 10 seconds East, a distance of 50.00 feet to a point, said point being in the Northern line of the above mentioned parcel;

Thence: with the parcels Northern line South 83 degrees 31 minutes 49 seconds East, a distance of 5.00 feet to a point, said point being the Northeast corner of the above mentioned parcel and also being on the Present Westerly R-W-W of South 14th Street;

Thence: with the Present Westerly R-O-W of South 14th Street South 06 degrees 41 minutes 10 seconds West, a distance of 50.00 feet to the point of beginning.

Said portion of land contains 250 square feet or 0.0057 acres, more or less.

TEMPORARY CONSTRUCTION EASEMENT:
Being a strip of land 21.00 feet in width and 50.00 feet in lenghth starting at 28.10 feet left of Sta. 14+58.53 running parallel and perpendicular to the Proposed Right-of-Way of South 14th Street and of the above mentioned portion of land;

Said portion of land contains 1,050 square feet, or 0.0241 acres, more or less.

Being the same property conveyed to Margaret Ann Reynolds, Unmarried, and Floyd Reynolds, Unmarried by Quitclaim Deed from Margaret Ann (King) Reynolds, of record by Instrument No. 20041230-0154556 in the Register's Office for Davidson County, Tennessee. The said Margaret Ann Reynolds having since died, a widow, intestate, December 15, 2004 in Davidson County, Tennessee, leaving as her only heirs at law, Floyd Lee Reynolds, Jr., Danny Ray Reynolds, Sr., and Randall Wade Reynolds, Sr., The said Floyd Lee Reynolds, Jr., having since died, unmarried, intestate, December 19, 2004, a resident of Davidson County, Tennessee, leaving as his only heirs at law Danny Ray Reynolds, Sr., and Randall Wade Reynolds, Sr.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny Ray Reynolds, Sr. and Randall Wade Reynolds, Sr.

the bargainor s, 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 and official seal at Goodlettsville, Tennessee, this 18th day of April, 2006.

Commission expires 9/22/07

DANIEL E. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public