Davidson County DEEDWARR
Recvd: 05/17/06 10:27 3 pgs
Fees:18.00 Taxes:310.80
20060517-0057649

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 11th day of May, 2006, by and between ANTHONY LEO REYNOLDS, UNMARRIED, hereinafter called Grantor, and LYNNE E. BEERY, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ANTHONY LEO REYNOLDS, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto LYNNE E. BEERY, UNMARRIED, hereinafter referred to as Grantee, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1100 CLARKE STREET, OLD HICKORY, TENNESSEE 37138.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantors on the day and year first above written.

SELLER:

Anthony Leo Reynolds

ANTHONY LEO REYNOLDS
Signature of Seller

_____

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ANTHONY LEO REYNOLDS, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, **TENNESSEE, this** 11th **day of May, 2006.**

Howard M Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

LYNNE E. BEERY
1100 Clarke St.
Old Hickory, TN 37138

Property Address:

1100 CLARKE STREET, OLD HICKORY, TENNESSEE 37138
Person Responsible for Taxes:

Guarantee Trust Co.
316 Robert Rose Dr.
Murfreesboro, TN 37129

Map & Parcel #: MAP 44-15, PARCEL 373

AFFIDAVIT OF VALUE

STATE OF Tennessee :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **84000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 11th day of **May, 2006.**

Howard M Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-342J

EXHIBIT 'A'

Land in the Fourth Civil District of Davison County, Tennessee, being Lot No. 89, Section "B", Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, pages 67, in Registers' Office for Davidson County, Tennessee, located on southwest corner of the intersection of Clarke and Eleventh Streets, containing 0.12 acres, more or less.

Being the same property conveyed to ANTHONY LEO REYNOLDS, UNMARRIED, by Executor's Deed from ANTHONY LEO REYNOLDS, PERSONAL REPRESENTATIVE OF THE ESTATE OF RUTH BYNUM REYNOLDS, DECEASED, of record in Instrument Number 20060511-0055661, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 44-15, PARCEL 373).
2. One (1) permanent easement 5 feet wide for utilities, together with all rights in connection with said easement including the ingress and egress over the property herein conveyed, for servicing easement, all as shown on said recorded plan, and referred in Deed of record in Book 5915, page 544, Register's Office for Davidson County, Tennessee.

3. All matters as set forth on the Plat of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee.