STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,500.00.

Jennifer Reece
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of May, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/14/06 08:45 2 pgs
Fees:13.00 Taxes:567.95
20060614-0070456

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jennifer Reece
608 Huntington Ridge Dr.
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

161-06-0-139.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert Mack McCoy, and Wife, Janice E. McCoy hereinafter referred to as Grantors, hereby transfers and conveys to Jennifer Reece and James Reece, wife and husband, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of Huntington Park, Section 2, recorded in Book 4175, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Mack McCoy and wife, Janice e. McCoy by warranty deed from Morris Daniel Martin and wife, Donna Martin, of record in Book 6633, Page 281, Register's Office for Davidson County, Tennessee, dated August 14, 1985.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 4175, Page 108, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 608 Huntington Ridge Dr., Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** 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 I do further covenant and bind myself, my 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 my hand this 19th day of May, 2006.

Robert Mack McCoy

Janice E. McCoy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Robert Mack McCoy, and Wife, Janice E. McCoy, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 5/19/2006.

Witness my hand and official seal this 19th day of May, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD H. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE