26-1-329

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 06/27/06 11:03 2 pgs
Fees:13.00 Taxes:1124.80
20060627-0076624

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 19th day of June, 2006 by and between **Justin P. Reese and wife, Colleen Modling Reese, f/k/a Eleanor C. Modling**, hereinafter referred to as GRANTOR, and **Anne A. McGugin**, hereinafter referred to as 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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 7 and 8 and the North 15 foot front and 15 1/2 feet rear of Lot No. 9, Block 5 on the Plan of The Courts of Belle Meade, as of record in Book 547, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, described as follows: Said Lot Nos. 7 and 8 and part of Lot No. 9 adjoin and front 75.0 feet on the easterly margin of LaSalle Court and extend back 114 feet 7 inches on the northerly line and 120 feet 6 ½ inches on the southerly line to a deed line in the rear, measuring 75 feet 2 1/2 inches thereof.

This conveyance is subject to the following:

1) All matters appearing on the Plan of The Courts of Belle Meade of record in Book 547, page 141, Register's Office for said County.

Being the same property conveyed to Justin P. Reese, and Eleanor C. Modling, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from Liza Nally Milam, married dated November 30, 2000, of record in Instrument 20001205-0119770, Register's Office for Davidson County, Tennessee. Eleanor C. Modling now known as Colleen Modling Reese, married.

This is [X]improved [ ]unimproved property known as: **107 Lasalle Court, Nashville, TN 37205**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree 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 herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Justin P. Reese

Colleen M. Reese

Colleen Modling Reese

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Justin P. Reese and wife, Colleen Modling Reese, f/k/a Eleanor C. Modling, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 19th day of June, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JUNE 16, 2007

SUSAN L. MATLOCK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Name and Address of Property Owner:
Anne A. McGugin
107 Lasalle Court, Nashville, TN 37205

Send Tax Statements to:
Same

map and parcel--130.02-0-023.00

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 $304,000.00 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 19th day of June, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JUNE 16, 2007

SUSAN L. MATLOCK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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