This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2060228-1

Return to:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/30/06 12:30 2 pgs
Fees:13.00 Taxes:1061.90

20060630-0078539

Send Tax Bills To:

Same / Newowner

New Owner is:
Charles N. Reynolds
Allen A. Fullen
818 Neartop Drive
Nashville, TN 37205

MAP: 103-10-108.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Rebecca Kirkham a married person** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Charles N. Reynolds, unmarried, and Allen A. Fullen, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: 818 Neartop Drive, Nashville, TN 37205

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 15 on the Plan of Brookside Courts, Addition No. 4, Section 3, as of record in Book 2083, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 75.9 feet on the easterly side of Neartop Drive and runs back 163.2 feet on the northerly line and 173.51 feet on the southerly line, to a deed line, measuring 75 feet thereon.

Being the same property conveyed to Rebecca Kirkham, a married person from Margaret R. Flynn, unmarried, by Quitclaim Deed dated May 25, 2004 and recorded June 7, 2004 in Instrument # 20040607-0066932, simultaneously herewith, Register's Office for Davidson County. Shawn Kirkham signing to convey his marital rights. Also conveyed to Margaret R. Flynn, unmarried, from Todd A. Smith and Traci T. Smith, husband and wife, by Warranty Deed dated February 28, 2000 and recorded May 10, 2000 in Instrument No. 200005100047275, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Book 2083, page 25, Register's Office for Davidson County.

RFN
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of June, 2006

GRANTOR:

Rebecca Kirkham

Shawn Kirkham

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Rebecca Kirkham and Shawn Kirkham**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of June, 2006.

Notary Public

My Commission Expires: 10-14-2009

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, which is greater, for this transfer is $287,000.00.

Affiant

SWORN TO and subscribed before me this 29th day of June, 2006

NOTARY PUBLIC
My commission expires: 10-14-2009

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.