WARRANTY DEED

ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

DAVID C. KREMER JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$144,215.00**.

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2006.

Notary Public

My commission expires: 7/12/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles Appleton	**SAME AS NEW OWNER**	**108-4-A-111.00CO**
1180 Fitzpatrick Rd		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Leroy Reed, III, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Appleton, married

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:

Land in Davidson County, Tennessee, being Lot no. 58 on the Final Plat of Phase II, Section IV A, Villages of Larchwood, of record in Instrument No. 20000928-0096098, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Leroy Reed, III by Deed from T.F. Homes, LLC, dated 2/25/03, of record in Instrument No. 20030228-0026789, Register's Office for Davidson County, TN.

This is improved (_X__) Unimproved (____) property, known as **1180 Fitzpatrick Rd, Nashville, TN 37214**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 my/our hand(s) this **10th** day of **July, 2006.**

Leroy Reed, III

Davidson County DEEDWARR
Recvd: 07/17/06 12:33 2 pgs
Fees:13.00 Taxes:533.60
20060717-0085677

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Leroy Reed, III,** the within named seller, 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 office, this **10th** day of **July, 2006.**

Notary Public

My Commission Expires:

