03

RECORD & RETURN TO: Realty Title & Escrow
03 File Box 48-A

Realty Title
48-A

Davidson County DEEDWARR
Recvd: 07/20/06 12:42 2 pgs
Fees:13.00 Taxes:962.00

20060720-0087718

WARRANTY DEED

B-CL-06-1420

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray Reed	Market Street Mortgage Corp.	
1420 Benjamin Street	(NAME) P O Box 22128	083-02-0 139.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Tampa, FL 33622	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONNA R. DUENSING, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RAY REED AND AMANDA PARMENTER, BOTH UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 19, MAP OF THE SUBDIVISION OF PART OF THE WEAKLEY HOME PLACE, as shown on plat of record in Plat Book 421, Page 36, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot Number 19 fronts 50.0 feet on the southerly side of Benjamin Street and runs back between parallel lines 133.0 feet on the west line and 132.5 feet on the east line to a 15 foot alley in the rear on which it measures 50.0 feet, more or less. Included in the above description but excluded from this conveyance is that tract conveyed to Walter W. Lenoir and wife, Lavenia Welchance Lenoir, by Warranty Deed from C. T. Lentz and wife, Carrie Gray Lentz and their daughter, Alice Boyd Lentz Downing of record in Book 2101, Page 507, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donna R. Duensing by Warranty Deed from Justin W. Lanning and Nikki Lanning, husband and wife recorded July 16, 2004 at Instrument No. 20040716-0085112, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 421, page 36; and Book 161, page 131, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1420 Benjamin Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 23rd day of June, 2006.

Donna R Duens

Donna R. Duensing

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna R. Duensing, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903