Return to: First Title and Escrow Company, Inc.
File Number 25650 File Box 9B

This Instrument Prepared By:
**Thomas I. Bottorff**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Davidson County DEEDWARR
Recvd: 07/28/06 13:48 2 pgs
Fees:13.00 Taxes:980.50
20060728-0091605

**ADDRESS NEW OWNER:**
James F. Reardon, Jr.
812 Meadow Ridge Court
Nashville, Tennessee 37221

**SEND TAX BILL TO:**
Mortgagee

**MORTGAGEE:**
America's Wholesale Lender
750 Old Hikcory Blvd. #180
Brentwood, TN 37027

| | |
|---|---|
| MAP | **115-16** |
| GROUP | **A** |
| PARCEL | **226.00** |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Justin M. Stack and wife, Elizabeth G. Stack,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **James F. Reardon, Jr. and wife, Jamie Reardon,** 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. 82 on the Plan of Traceside, Section Eight, of record in Plat Book 9700, page 659, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Justin M. Stack and wife, Elizabeth G. Stack by deed from Jeffrey E. Runion and wife, Donna W. Runion of record in Instrument #20020118-0007670, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **812 Meadow Ridge Court, Nashville, Tennessee 37221.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **21st** day of **July, 2006.**

**Justin M. Stack**

**Elizabeth G. Stack**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Justin M. Stack and wife, Elizabeth G. Stack**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of July, 2006.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $265,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of July, 2006.

NOTARY PUBLIC

My Commission Expires:

CHRISTINA M. READ
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE