6

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of July, 2006

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 1-27-07

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brian Lee Reed	Regions Bank d/b/a Regions Mtg	Map 072
1411 Ardee Avenue	P.O. Box 1718	Group 04-0
Nashville, TN 37216	Memphis, Tennessee 38101-1718	Parcel 251.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Nettie C. Scalf and James F. Scalf, III, Sole Heirs-at-Law of James Franklin Scalf, Jr.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Brian Lee Reed

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:

BEING Lot No. 25 of Block "E" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 100 feet on the easterly side of Mildred Avenue and runs back between parallel lines 175 feet to a dead line.

Being part of the same property conveyed to James F. Scalf, Jr., by Quitclaim Deed from Nettie C. Scalf of record in Book 8328, Page 24, said Register's Office. See also deeds of record in Book 7465, Page 573, and Book 1369, Page 115, said Register's Office. The said James F. Scalf, Jr. died leaving as sole heirs the Grantors herein.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 843, Page 95, said Register's Office.

Power of Attorney of record in Instrument 20060731-0091836, said Register's Office.

James F. Scalf, III and James Franklin Scalf, III being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1411 Ardee Avenue, Nashville, TN 37216

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 we do covenant with 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 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 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.

Davidson County DEEDWARR
Recvd: 07/31/06 08:36 2 pgs
Fees:13.00 Taxes:610.13

20060731-0091838

Witness our hands this 27th day of July, 2006.

Estate of James F. Scalf, Jr.

Nettie C. Scalf
By: Nettie C. Scalf, Heir-at-Law

James F. Scalf III by Nettie C. Scalf ATTY-IN-FACT
By: James F. Scalf, III, Heir-at-Law a/k/a
James Franklin Scalf, III
By: Nettie C. Scalf, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nettie C. Scalf, Heir of the Estate of James F. Scalf, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is an Heir of the Estate of James F. Scalf, Jr., and as such Heir, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at office, this 27th day of July, 2006.

My commission expires: 01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Nettie C. Scalf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath, acknowledged herself to be the Attorney-in-Fact for James F. Scalf, III a/k/a James Franklin Scalf, III, Heir of the Estate of James F. Scalf, Jr., the within named bargainer, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained as the free act and deed of the within named James F. Scalf, III, who is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at office, this 27th day of July, 2006.

My commission expires: 01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.