Davidson County DEEDWARR
Recvd: 08/17/06 11:54 2 pgs
Fees:13.00 Taxes:451.40
20060817-0101559

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $122,000.00 .

Affiant

Subscribed and sworn to before me this 14th day of August, 2006.

Notary Public
My Commission Expires 7-24-10

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

06-0483

Address of New Owner:	Send Tax Bills to:	Tax Information:
Francis Logan Reynolds, Jr.	New Owner	119-08-O
421 Southwood Drive		110.00
Nashville, TN 37217		

WARRANTY DEED

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 **Dennis R. Dunning and wife Karen Dunning**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Francis Logan Reynolds, Jr.**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot 82A on the plan of Glencliff Estates, Section Two, as of record in Plat Book 1130, page 77, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey J. Hatley and wife, Cheryl R. Hatley by warranty deed from Xavier B. Cosse and wife, Irene A. Cosse, dated 1/26/81 of record in Deed Book 5705, page 979, Register's Office for Davidson Couty, Tennessee. By Quitclaim deed dated 10/23/01, of record in Inst. # 20044445-0123932, said Register's Office, the property was conveyed to Jeffrey Hatley. Quitclaim Deed dated 3/26/02 conveyed property to Dennis R. Dunning in Instrument # 20030402-0043644, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **421 Southwood Drive, Nashville, TN 37217.**

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.

Witness our hands this 14th day of August, 2006.

Dennis R. Dunning

Karen Dunning

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Dennis R. Dunning and wife Karen Dunning**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of August, 2006.

Notary Public

My Commission Expires: 4/22/09

LARRY L. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN