WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/21/06 10:49 2 pgs
Fees:13.00 Taxes:259.00
20060821-0102749

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$70,000.00**.

Affiant

Subscribed and sworn to before me this 18 day of August, 20 06

Daphne M. Davis
Notary Public
My Commission expires: 11-14-09
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Paul M. Reeves	SAME	061-16-0-112.00
414 Lakehurst Drive		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sagi Benado,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Paul M. Reeves and Kelli G. Reeves, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Parcel 1, 1327 McAlpine Avenue:

Being Lot No. 53 on the plan of Kennedy and Graves Subdivision of Blocks G & D Monte Vista, of record in Book 843, page 14, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the north margin of McAlpine Avenue , formerly Alpine Avenue, 13 feet east of the line between Lot Numbers 51 and 53, said point being at the northeast intersection of McAlpine Avenue and a road 13 feet wide known as Adine Avenue; thence along the easterly margin of said 13 foot Avenue northerly 175 feet to a point at the southwest corner pf property conveyed to Zack O. Myers by deed of record in Book 1166, page 149, said Register's Office, thence along Myers southerly line easterly 50 feet more or less to the north margin of the property conveyed to Vernon O. Pulley, by deed of record in Book 1036, page 340, said Register's Office; thence along Pulley's westerly line southerly 175 feet to the north margin of McAlpine Avenue, thence with the margin of the same westerly 50 feet to the point of beginning.

Being the same property conveyed to Sagi Benado, by deed from Secretary of Housing and Urban Development of Washington, D.C., on August 4, 2005, of record in Instrument Number 20050815-0096413, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 061-16-0-112.00.
- Subject to all matters as shown on the Plan of record in Book 843, page 14, Register's Office Davidson County, Tennessee.
- Restrictions as set forth in instrument recorded in Instrument Number 20001017-0102750, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainage of record in Book 4199, page 684, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1327 McAlpine Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 18, 2006.

Sagi Benado

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sagi Benado,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 18, 2006

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY