THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03243

Davidson County DEEDWARR
Recvd: 09/05/06 09:27 2 pg
Fees:13.00 Taxes:1035.63
20060905-0108997

Property Address:
926 Waldkirch Avenue, Nashville, TN 37204 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jason L. Valentine**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Paul Reynolds, and Alisha Reynolds** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 58 on the Plan of Waldkirch's Subdivision, as shown by plat of record in Book 421, Page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Teresa Tomasek and husband, Dean Tomasek, dated November 29, 2002, and recorded May 1, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 200305010058330.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 28th day of August, 2006.

Jason L. Valentine by Spencer R. Talbott, {Seal}
his attorney in fact
Spencer R. Talbott as his attorney in fact

State of TENNESSEE
County of DAVIDSON

On this the 28th day of August, 2006, before me, the undersigned officer, personally appeared Spencer R. Talbott on behalf Jason L. Valentine as his attorney in fact, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

STEPHANIE M. DUNCAN NOTARY PUBLIC DAVIDSON COUNTY, TN LARGE Comm. Exp. 2006

Notary Public

My Commission expires: 11-25-06

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $279,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 28th of August, 2006.

Notary Public

My Commission expires: _____

Name of Owner and Property Address:
Paul Reynolds and Alisha Reynolds
926 Waldkirch
Nashville, TN 37204

Person Or Entity Responsible For Payment Of Taxes:
Paul Reynolds and Alisha Reynolds

Same

Tax Parcel ID#: 105-13-0-348.00