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. R03317

Davidson County DEEDWARR
Recvd: 10/20/06 15:16 2 pg
Fees:13.00 Taxes:701.15
20061020-0130697

Property Address:
125 Lea Avenue, Nashville, TN 37210 ---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, **Michael J. DeSantis**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **John Thomas Reed, unmarried,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Unit No. 6 on the Plan of Rutledge House Condominiums, of record in Book 6200, Page 318, amended in Book 11700, Page 26, 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 Quitclaim Deed from Robert L. DeSantis and Laura A. DeSantis, husband and wife of record in Instrument No. 20061020013069 5, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Robert L. DeSantis and Laura A. DeSantis, husband and wife and Michael J. DeSantis by virtue of a warranty deed from Jerry W. Brumback and wife, Patricia C. Brumback, dated July 11, 2003, and recorded July 14, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 200307140097897.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's 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 13th day of October, 2006.

Michael J. DeSantis by Craig Milner attorney in fact {Seal}
Michael J. DeSantis

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 13th day of October, 2006, before me personally appeared Craig Milner to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael J. DeSantis as his/her attorney-in-fact and acknowledged that he/she executed the same as the free act and deed of said Michael J. DeSantis.

Witness my hand and official seal at office in Brentwood, Williamson County, Tennessee, this 13th day of October, 2006

NOTARY PUBLIC

My Commission Expires: 11-25-09

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $189,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nancy Enoch
Affiant

Sworn to and subscribed before me this the 13th of October, 2006.

Notary Public

My Commission expires: May 24, 2008

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Name of Owner and Property Address:
John Thomas Reed
125 Lea Avenue
Nashville, TN 37210

Person Or Entity Responsible For Payment Of Taxes:
John Thomas Reed
125 Lea Avenue
Nashville, TN 37210

Tax Parcel ID#: 093-11-0-C-006.00-CO