STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $119,900.00.

Subscribed and sworn to before me, this 20th day of December, 2006.

Eric B. Reid
Affiant

My Commission Expires: 9-19-09

Jamie L. Taylor
Notary Public

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/22/06 09:52 2 pgs
Fees:13.00 Taxes:443.63
20061222-0157904

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
TRACI N. GARRETT, unmarried 3235 MASONWOOD DR NASHVILLE, TN 37207 MAP & PARCEL NO. 050-10-0/017.00	New owner

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ERIC B. REID and wife, GLORIA ANTIONETTE REID,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

TRACI N. GARRETT,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Situated in Davidson County, TN.

All that piece, parcel or lot of land situate, lying and being in Davidson County, Tennessee and known and designated as Lot No. 777 on the Plan of Parkwood Estates, Section Four, recorded in Book 3300, page 79 and 80, of the Davidson County Register of Deeds Office, reference to which is hereby made for a more particular description.

Being the same property conveyed to Eric B. Reid and wife, Gloria Antionette Reid by Special Warranty Deed from Addie Ailene Crowell, Administratrix of the Estate of Mary Maude Trosky, dated May 24, 1994, and filed of record on June 14, 1994, in Book 9377, page 971, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2006, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 3300, PAGE 79; AND (C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 3235 MASONWOOD DR, NASHVILLE, TN 37207

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 MY HAND THIS 20TH DAY OF DECEMBER, 2006.

Eric B. Reid
ERIC B. REID

Gloria A Reid
GLORIA ANTIONETTE REID

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December, 2006, before me personally appeared Eric B. Reid and wife, Gloria Antionette Reid, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires: 9-19-09

JAMIE L. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Jamie L Taylor
Notary Public

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WARRANTY DEED

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