WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/18/07 08:04 2 pgs
Fees:13.00 Taxes:474.90
20070418-0045992

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 128,350.76

Janel L. McAlister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
21st day of March, 2007

Mary J. Rucker
Notary Public

MY COMMISSION EXPIRES: ~~My Commission~~
(AFFIX SEAL) Expires March 22, 2008

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fed W. Reynolds, Jr.	NEW OWNER	MAP 83-14 PARCEL 320
(NAME) 1800 Boscobel Street	(NAME)	
(ADDRESS) Nashville, TN, 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Rondal Mitchell, a single man and Jon R. Arbogast, a single man,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fed W. Reynolds, Jr. and Teresa A. Reynolds, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 1/2 of Lot No. 54 on the Map of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for said County.

Said part of lot fronts 32.5 feet on the southerly side of Boscobel Street and runs back between parallel lines along the easterly margin of 19th Street, 150 feet to an alley.

Being the same property conveyed to Rondal Mitchell and Jon R. Arbogast by deed dated September 30, 2002 from Jean Marie Hopwood, Thomas Leo Hopwood, Patricia Gail Hopwood Slayden, Judith Ann Hopwood Johnson, John Michael Hopwood, Edward Daniel Hopwood, Francis Dale Hopwood, Jerry Lee Hopwood, Larry Wayne Hopwood, Bernard Joseph Hopwood and Sherry Denise Hopwood, The Heirs at Law of Mary Magdalen a/k/a Mary Tarpy Hopwood, of record in Instrument No. 20021004-0121237, Register's Office for Davidson County, Tennessee.

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.

This is improved property known as: 1800 Boscobel Street, Nashville, TN 37206

Witness my/our hand(s) this 21 day of March, 2007.

Rondal Mitchell, Seller

Jon R. Arbogast, Seller

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 Rondal Mitchell and Jon R. Arbogast, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 21 **day of March, 2007.**

Notary Public

My Commission Expires: My Commission Expires March 22, 2008

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203