THIS INSTRUMENT PREPARED BY:
Bluegrass Title & Escrow, Inc.
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 04/30/07 08:30 2 pgs
Fees:13.00 Taxes:321.90



20070430-0050753

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
BEATRICE JOY REYNOLDS 905 CAYCE DRIVE MADISON, TENNESSEE 37115	SAME	51-3-163

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Jenni R Anderson, now known as Jenni R Rosales, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Beatrice Joy Reynolds, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot Number 46 on the Plan of Stratton Heights, as of record in Book 1835, Page 13, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jenni R. Anderson, an unmarried woman, now known as Jenni R Rosales by Warranty Deed from Phyllis C. Carpenter, an unmarried woman, dated 05/09/03 and recorded in Instrument Number 20030519-0067605, said Register's Office. Ricardo Antonio Rosales joins in this conveyance to convey any rights he may have, marital or otherwise.

This is improved property known as: 905 Cayce Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 26th day of APRIL, 2007.

JENNI R ROSALES
FORMERLY KNOWN AS JENNI R ANDERSON

Ricardo A. Rosales by JRL attny in fact
RICARDO ANTONIO ROSALES

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jenni R Rosales, formerly known as Jenni R Anderson with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 26th day of APRIL, 2007.

Sondra Kirby
NOTARY PUBLIC

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My Commission Expires: 1/20/08

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jenni R Rosales with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledges the execution of the foregoing instrument on behalf of Ricardo Antonio Rosales as his/her Attorney in Fact, as the free act and deed of the within named Jenni R Rosales.

Witness my hand and seal, this 18th day of November, 2005.

Sondra Kirby
NOTARY PUBLIC

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My Commission Expires: 1/20/08

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $87,000.00.

Beatrice Reynolds
Affiant

Subscribed and sworn to before me this 26th day of APRIL, 2007.

Sondra Kirby
NOTARY PUBLIC

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My Commission Expires: 1/20/08