Davidson County DEEDWARR
Recvd: 05/02/07 14:52 3 pgs
Fees:18.00 Taxes:925.00
20070502-0052642

(2)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
G.M. Reed & Sons, LLC

502 North Wilson Blvd.
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER

121 E. Main St.
Murfreesboro, TN 37130

MAP-PARCEL NUMBERS:

103-8-258

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Molly S. Blair, unmarried, and Marshall Rion Blair, married* hereinafter referred to as Grantors, hereby transfers and conveys to G. M. Reed & Sons, LLC, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING part of Lot No. 377 on the Plan of the Richland Realty Company's Division "C", of record in Book 421, Page 31, of the Register's Office of Davidson County, Tennessee.

SAID part of Lot No. 377 begins at a point in the easterly margin of Wilson Avenue, northwest corner of Lot 378 on said Plan and the southwest corner of said Lot No. 377; running thence with the north line of said Lot No. 378 eastwardly 118.4 feet, being the northeast corner of said Lot No. 378 and the northwest corner of Lot No. 381 on said Plan; thence northwardly 70 feet; thence westwardly parallel with the southerly line of said Lot No. 377 to the easterly margin of Wilson Avenue, thence southwardly with the easterly margin of Wilson Avenue, 50 feet to the beginning.

Being the same property conveyed to Molly S. Blair, unmarried Marshall Rion Blair, unmarried, as joint tenants with rights of survivorship by Warranty deed from Timothy R. Stafford, unmarried, of record in Instrument No. 20040323-0032611 Register's Office for Davidson County, Tennessee.

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*Said property is not the marital residence of either said seller.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Book 421, Page 31, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 502 North Wilson Blvd., Nashville, TN 37205.

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 I do covenant with the said **GRANTEES** that I am 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 **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 30th day of April, 2007.

_____ Molly S Blair
Molly S. Blair

_____ Marshall Rion Blair by Molly S Blair, atty in fact
Marshall Rion Blair

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Molly S. Blair, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 30th day of April, 2007.

_____
Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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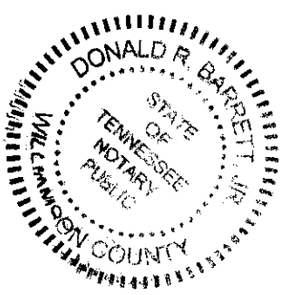
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Molly S. Blair, with whom I am personally acquainted and who proved herself to be the attorney in fact of Marshall Rion Blair and who being authorized to do so acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2007.

My Commission Expires:. 10/10/09

, Notary Public.



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