WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/07 09:13 2 pgs
Fees:13.00 Taxes:869.50

20070507-0054312

22552

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SWORN TO AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF May, 2007.

(Affix Seal)

Notary Public

My Commission Expires: 05/04/09

BRENDA FRANKS HALE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires MAY 7, 2009

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John A. Reynolds and wife, Kathy D. Reynolds	Pinnacle National Bank	Map 160, Parcel 3
4280 Warren Road	7040 Carothers Parkway	
Franklin, TN 37067	Franklin, TN 37067	

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 consideration, the receipt of which is hereby acknowledged, FRANCES E. THOMPSON, unmarried, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do hereby transfer and convey unto JOHN A. REYNOLDS AND WIFE, KATHY D. REYNOLDS, hereinafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

BEING Lot No. 309 on the Plan of Haileywood Estates, Section 8-C, as of record in Book 3106, page 78.

SAID Lot No. 309 fronts 94.0 feet on the southwesterly side of Anchorage Drive, and extends back 231.0 feet on the northwesterly line and 198.2 feet on the southeasterly line, to a dead line on which it measures 100.0 feet.

BEING the same property conveyed to Frances E. Thompson, unmarried, by Warranty Deed from Clarence D. Beech, Jr. and wife, Jeanne B. Beech, dated July 30, 1971 of record in Book 4527, page 173, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2007 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 160, Parcel 3.
b. All matters appearing on the Plan of Haileywood Estates Subdivision, Section 8-C, of record in Plat Book 3106, page 78, Register's Office for Davidson County, Tennessee.
c. Restrictive covenants of record in Book 3339, page 54, Register's Office of said County.

This is (X) improved property known as 5412 Anchorage Drive, Nashville, Tennessee 37220.

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(S), her heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 4th day of May, 2007:

Frances E Thompson by Roy D Alexander, her attorney in fact

Frances E. Thompson by Roy D. Alexander,
Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of May, 2007, before me personally appeared Roy D. Alexander, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Frances E. Thompson, and who acknowledged that he executed the same as the free act and deed of said Frances E. Thompson by virtue of the Power of Attorney, duly executed by the said Frances E. Thompson and appearing of record in Book 20070507, page 0054311, of the Register's Office for Davidson County, Tennessee.

Witness my hand this 4th day of May, 2007, in Franklin, Tennessee.

Laurie M Hart
Notary Public

My Commission Expires: 12-13-2008

