WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/07 10:19 2 pgs
Fees:13.00 Taxes:277.50
20070605-0066833

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$75,000.00.**

Affiant

Subscribed and sworn to before me this 1 day of June, 2007

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Paul Reeves	SAME	083-10-0-106.00
414 Lakehurst Drive		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Bobby R. Ashworth**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Paul M. Reeves and Kelli G. Reeves, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*Jacqueline Ashworth joins in this conveyance to convey any and all marital rights she may have in and to said property.

Being the southerly 25 feet of Lot No. 83 and the northerly 25 feet of Lot No. 84 on the plan of McEwen Place, of record in Book 332, page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Part of Lots Nos. 83 and 84 front together 50 feet on the easterly margin of Lakehurst Drive and extends back between parallel lines 128 feet to a 15 foot alley in the rear.

Being the same property conveyed to Bobby R. Ashworth, by deed from Terrance E. McNabb, on September 4, 1987, of record in Book 7346, page 207, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 133, Register's Office Davidson County, Tennessee.

This is improved property known as: **413 Lakehurst Drive, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 1, 2007.

Bobby Ray Ashworth
Bobby Ray Ashworth

Jacqueline Ashworth
Jacqueline Ashworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bobby R. Ashworth and Jacqueline Ashworth,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 1, 2007

My commission expires 9-22-07

Notary Public

