Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
07-1645

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of July, 2007.

Notary Public

Commission Expiration: 6-26-11

ADDRESS OF NEW OWNER:
James Reed
Joyce Reed
422 Rosebank
Nashville, TN 37206

SEND TAX BILLS TO:
James Reed
Joyce Reed
422 Rosebank
Nashville, TN 37206

MAP-PARCEL:
08304019000

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Geneva Braswell, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Reed and wife, Joyce Reed

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the easterly 53 feet of Lot No. 4 and the westerly 24 feet 1 1/2 inches front and 23 feet 7 1/2 inches rear of Lot no. 5 on the Plan of Rosebank Subdivision of the J. W. C. Church Tract, as of record in Book 547, page 48, Register's Office for said County, and described as follows:

Said parts of Lots Nos. 4 and 5 front together 77 feet 1 1/2 inches on the northerly side of Rosebank Avenue and run back 400 feet to a dead line, measuring 76 feet 7 1/2 inches thereon.

Being the same property conveyed to J. F. Braswell and wife, Geneva Braswell on 02/22/1982, by deed from Earl O. Bradley Jr. beneficiary under the will of Zola Bradley Murrell, filed for record on 02/23/1982, in Book 5854, page 645, Register's Office for Davidson County, Tennessee. J. F. Braswell deceased.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **422 Rosebank Nashville, TN 37206**

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.

Witness my hand this 23rd day of July, 2007.

Geneva Braswell
Geneva Braswell

Davidson County DEEDWARR
Recvd: 08/03/07 11:02 2 pgs
Fees:13.00 Taxes:241.98
20070803-0092533

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Geneva Braswell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 23 day of July, 2007.

Notary Public

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Commission Expiration: 6-26-11