McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$158,500.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2007.

Notary Public

My commission expires: 9/16/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Davidson County DEEDWARR
Recvd: 08/17/07 11:05 2 pgs
Fees:13.00 Taxes:586.45
20070817-0098504

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James LaRtz **Kim LaRitz**	NEW OWNER	**Map 161-02 Parcel 172**
5080 Meta Drive		
Nashville, TN 37211		

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,

Hilton Joseph Reed, Jr. and wife, Barbara J. Reed

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James LaRitz and Kim LaRitz, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 64 , on the Plan of McMurray Place, Section Two, of record in Book 5200, Page 440, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Hilton Joseph Reed, Jr. and Barbara J. Reed, by Deed from Gerald G. Bolden and wife, Rebecca N. Bolden, of record in Instrument No. 20010503-0045298, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5939, Page 231, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **5080 Meta Drive, Nashville, TN 37211**

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/our hand(s) this **14th** day of **August, 2007.**

Hilton Joseph Reed, Jr.

Barbara J. Reed

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hilton Joseph Reed, Jr. and wife, Barbara J. Reed ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **August, 2007.**

Jennifer L. Johnson

Notary Public



My Commission Expires: March 7, 2011