Bk 29

Davidson County DEEDWARR
Recvd: 08/31/07 14:06 3 pgs
Fees:18.00 Taxes:684.50
20070831-0105148

This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Brian Howald, Sr.	Same	Map 42-16
Brian D. Gilmore		Par 57
216 Douglas Street		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Randy Allen Reed, a single person, have this day bargained and sold, and do hereby transfer and convey to the said Brian A. Howald, Sr. and wife, Carol A. Howald, a one-half undivided interest, and Brian D. Gilmore and wife, LaDonna A. Gilmore, a one-half undivided interest, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, and being Lot No. "A" of the Resubdivision of Lot No. 49 of the Douglas Levine Subdivision of record in Book 4060, page 193, Register's Office for said County, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 3, 1983, and known as Job No. 83-288, as follows:

Beginning at an iron pin in the westerly margin of Douglas Street, said margin being 40' from the center line of said street, said point of beginning being the southeast corner of this tract and also being the northeast corner of Lot "B" of the Resubdivision of Lot 49 of the Douglas Levine Subdivision of record in Plat Book 4060, page 193, Register's Office for Davidson County, Tennessee; thence leaving the margin of said Douglas Street and with the northerly line of said Lot "B", N 78 deg. 07 min. 07 sec. W 274.32 feet to a set iron pin in the easterly margin of the Louisville and Nashville Railroad; thence leaving said Lot "B" and with the margin of said Railroad, N 17 deg. 12 min. 40 sec. E 51.18 feet to a set iron pin; thence leaving the margin of said Railroad, S 77 deg. 54 min. 51 sec. E 269.58 feet to a set iron pin in the westerly margin of Douglas Street; thence with said margin of Douglas Street, S 11 deg. 52 min. 53 sec. W 50.00 feet to the point of beginning, containing 0.31 acres (13,729 square feet), more or less.

INCLUDED BUT EXPRESSLY EXCLUDED from the above legal description, as follows: Land in the Second District of Davidson County, Tennessee, being a portion of the property of Donald A. Reed and wife, described according to survey by Donald R. Carver, Surveying, Tennessee No. 271, on July 7, 1989, as follows:

BEING the same property conveyed to Randy Alan Reed by quitclaim deed from Donald A.

Reed, Trustee for The Ludie E. Reed Living Trust, dated February 9, 2007, and recorded at Instrument No. 20070215-0019225, said Register's Office.

This is improved property known as 216 Douglas Street, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Brian A. Howald, Sr. and wife, Carol A. Howald, and Brian D. Gilmore and wife, LaDonna A. Gilmore, their heirs and assigns, forever.

And I, Randy Allen Reed, do covenant with the said Brian A. Howald, Sr. and wife, Carol A. Howald, and Brian D. Gilmore and wife, LaDonna A. Gilmore, that I am lawfully seized and possessed of said land in fee simple; that I have good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and for real property taxes for the year of 2007.

And I, Randy Allen Reed, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Brian A. Howald, Sr. and wife, Carol A. Howald, and Brian D. Gilmore and wife, LaDonna A. Gilmore, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS My hand this 29th day of August 2007.

Randy Allen Reed

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randy Allen Reed, the within name bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 29th day of August 2007.

NOTARY PUBLIC

ALISHA L. ELDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
January 3, 2011

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $185,000.00.

AFFIANT

ALISHA L. ELDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 29th day of August 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
January 3, 2011

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.