Davidson County DEEDWARR Recvd: 09/07/07 08:52 2 pgs Fees:13.00 Taxes:377.40 20070907-0107371 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is ~~$104,000.00~~ $102,000.00 Tori Ingram Affiant Subscribed and sworn to before me, this ~~31st~~ 5th day of ~~August~~ Sept., 2007. Amanda Vaughn Notary Public Expiration of commission. 1/24/09 AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marlon Knight	NEW AGE MORTGAGE CO.	**Map 061 Group 05-0A Parcel 112**
710 Maple Place	4156 WESTPORT RD. #207	
Nashville, TN 37216	LOUISVILLE, KY 40207	

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

Brad D. Reed and Shannon R. Reed, husband and wife

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

Marlon Knight

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 Lot No. 14, Phase IV, on the Plan of Poplar Glen, of record in Plat Book 7900, Page 392, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brad D. Reed and Shannon R. Reed by Cash Deed for Tennessee from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C., dated November 21, 2001, of record in Instrument 20011127-0129247, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 392, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8036, Page 175, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 5129, Page 28, Book 5325, Page 322, and Book 4989, Page 430, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 8069, Page 166 and Book 8189, Page 674, Register's Office for DAVIDSON County, Tennessee.
Cross Easement of record in Book 7337, Page 269, Register's Office for DAVIDSON County, Tennessee.
Agreement of record in Book 6088, Page 308, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 7534, Page 591, Book 7548, Page 612, Book 7654, Page 439, Book 7734, Page 478, Book 7733, Page 880, Book 8679, Page 625 and Book 8679, Page 984, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 7534, Page 625 and Book 8036, Page 197, Register's Office for DAVIDSON County, Tennessee.

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues-if any.

This is property known as 710 Maple Place, Nashville, TN 37216.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 31st day of August, 2007.

X _____
Brad D. Reed

X _____
Shannon R. Reed

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Brad D. Reed and Shannon R. Reed, the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2007.

DIANNA VAN GORDON NOTARY PUBLIC EXPIRES MISSISSIPPI OCTOBER 15, 2009 RANKIN COUNTY, MS

X _____
Notary Public

My Commission Expires:

File #: 07676-SH
RECORD & RETURN TO:

_____

_____

_____

PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072