THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 27131-10-2007** Fole Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $86,000.00. Affiant Subscribed and sworn to before me this 31st day of October, 2007. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 22, 2010

WARRANTY DEED

Address New Owner: James J. Reese, Jr. 309 Delvin Drive Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 162010081.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian Wayne Davis**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James J. Reese, Jr.** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 309 Delvin Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of October, 2007.

Brian Wayne Davis

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brian Wayne Davis**, 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 purposes therein contained.

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

Notary Public

My Commission Expires:

NOTARY PUBLIC

Notary Seal present, but could not be reproduced.

Davidson County DEEDWARR
Recvd: 11/02/07 13:47 2 pgs
Fees:13.00 Taxes:318.20

20071102-0129575

Bill Garrett
Davidson County Register of Deeds

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Addition to Southwood, of record in Book 2900, page 65, Register's Office for Davidson County, Tennessee more particularly described as follows:

Beginning with a point in the southwesterly margin of Delvin Drive at the common corner of Lots Nos. 8 and 9; thence with the common boundary between said two lots 235.92 feet in a south westerly direction to a point at the common corner of Lots 8, 9 and 10 thence with the common boundary between lots 9 and 10, 224.71 feet in a northwesterly direction to a point in the southeasterly margin of Brewer Drive thence along said margin 153.63 feet in a northeasterly direction to a point which is the beginning of a curve; thence around said curve 37.45 feet in a northeasterly direction to a point in the southwesterly margin of Delvin Drive, thence along said margin 165.0 feet in a southeasterly direction to the point of beginning.

Being the same property conveyed to Steven Wayne Davis by Quitclaim Deed dated January 20, 1982 from G. Howard Doty, Trustee, of record in Book 5845, page 196, Register's Office for Davidson County, Tennessee. Steven W. Davis died intestate on February 18, 1993, leaving his minor sons, Brian Wayne Davis and Steven Craig Davis as his only heirs at law. The estate of Steven Wayne Davis was administered in Docket No. 93P-499, Davidson County Probate Court Clerk's Office, Margaret C. Davis being appointed administratrix of said estate and guardian of the minor children. (See deeds of record in Book 9211, page 651, Book 9543, page 758, and Book 9979, page 2, said Register's Office) by Quitclaim deed dated May 17, 2007, recorded as Instrument No. 20070530-0063933, said Register's Office, Steven Craig Davis and Brian Wayne Davis conveyed their undivided one-half interests to Brian Wayne Davis.

This conveyance is made subject to:

1. 2007 County Taxes paid.
2. All matters appearing on the Plan of record as Book 2900, page 65, Register's Office for Davidson County, Tennessee.