This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 12/20/07 08:22 4 pgs
Fees:23.00 Taxes:2368.00
20071220-0145891

ADDRESS NEW OWNER:

Dana P. Reynolds
David B. Reynolds
2341 Valley Brook Road
Nashville, TN 37215

SEND TAX BILL:

Mortgagee

MORTGAGEE:
SunTrust Mortgage, Inc.
P. O. Box 305110
Nashville, TN 37230-5110

MAP AND PARCEL:
117-10-0A-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CAROL PARSONS**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **DANA P. REYNOLDS and husband, DAVID B. REYNOLDS**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. A in Valley Brook Townhomes, a Private Element Horizontal Property Regime, located on Valley Brook Road, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Valley Brook Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20040927-0116381, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Valley Brook Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing as Instrument No. 20040927-0116381, and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein for a more complete identification and description of such Unit.

Being the same property conveyed to CAROL PARSONS, A MARRIED WOMAN, by deed from CRAIGHEAD DEVELOPMENT, L.L.C., of record as Instrument No. 20041108-0134021, dated November 5, 2004, said Register's Office.

This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

Ralph Parsons, spouse of Carol Parsons, joins in the execution of this instrument for the purpose of conveying any interest he has in the subject property by virtue of his marriage to the said Carol Parsons.

This is improved property known as 2341 Valley Brook Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 13th day of December, 2007.

Carol Parsons
CAROL PARSONS

Ralph Parsons
RALPH PARSONS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared CAROL PARSONS and RALPH PARSONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 13th day of December, 2007.

Catherine H. Gwyn
Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $640,000.00.

AFFIANT

Subscribed and sworn to before me
this 19 day of December, 2007.

NOTARY PUBLIC

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 24, 2009

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-18-2014

Notary's Seal

