07

REALTY Title
Box 48A

~~RECORD AND RETURN TO;~~
~~SATURN & MAZER TITLE SERVICES, INC~~
~~212 THIRD AVE. NORTH~~
~~NASHVILLE, TN 37201~~
SP45544

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00. Rachel J. Wells.
Affiant

Deborah K. Devine State of Tennessee Notary Public Davidson County

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2007.
Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: 11/22/08

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy L. Reed	Fifth Third Mortgage Company	172-3-A-15
1409 Cedarway Lane	~~P.O. Box 11060~~ 505C Kingsley Dr	
Nashville, TN. 37211	~~Orange, CA 92856-8160~~ MD 1MOB 24	
	Cincinnati, OH 45263	

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, I/WE,

Miles R. Cathey and Tiffany Cathey, Husband and Wife,

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

Randy L. Reed and Stacy Reed, 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. 15 on the Plan of the Woodlands, Phase 1, Section 1, a Planned Unit Development as of record in Book 6900, pages 498 and 499, 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 Miles R. Cathey and Tiffany Cathey, wife, by deed from Patricia Fooshee-Hodges and Jody Hodges, husband and wife, of record in Instrument Number 20050428-0047378, Register's office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities, including in Book 7334, page 109, in book 7408, page 250; in Book 7516, page 37; in Book 8464, page 463; in Book 8622, page 390; in Book 8634, page 224; and in Book 8643, page 675, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 12/27/07 14:00 2 pgs
Fees:13.00 Taxes:917.60
20071227-0148027

Unimproved ( )
This is improved (X) property known as 1409 Cedarway Lane, 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 21st day of December, 2007

Miles R. Cathey

Tiffany Cathey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Miles R. Cathey and Tiffany Cathey, Husband and Wife, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 2007

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 22, 2010

RETURN TO:
Realty Title & Escrow Co., Inc.
206-B Cool Springs Blvd., Suite 206
Franklin, TN 37067