WARRANTY DEED Davidson County DEEDWARR Recvd: 01/07/08 11:16 2 pg: Fees:13.00 Taxes:481.00 20080107-0001598	State of Tennessee County of Davidson The actual consideration or value, whichever is greater for this transfer is $130,000.00 John Reed Affiant Subscribed and Sworn to me, this 28th day of December, 2007. Laura A. Beasley Notary Public My commission expires: 11/14/09

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
John Reed 925 ACKLEN AVENUE NASHVILLE, TN 37203	SAME	MAP & PARCEL 08305039100

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William E. Harkey,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **John Reed and wife April Reed**, 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. 1 on the resubdivision of Lot No. 8, Ordway Home Place, as of record in Book 2854, page 87, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to William E. Harkey and wife, Connie N. Harkey by deed from Cecil Wayne Rankhorn and wife, Joyce Ann Rankhorn of record in Book 5861, page 846, Register's Office for Davidson County, Tennessee. The said Connie N. Harkey having since died and the property vested in William E. Harkey by estate by the entireties. Maureen May joins in this conveyance to convey any interest she may have as the wife of William E. Harkey.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2854, Page 87, said Register's Office.

The legal description is the same as the previous deed of record.

This is (x) improved ( ) unimproved property known as 1425 Stratton Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hand this 28th day of December, 2007.

William E. Harkey

Maureen May

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William E. Harkey and Maureen May** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 2007.

Notary Public

My Commission Expires: 11/14/09

