This instrument prepared by:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

Davidson County DEEDWARR
Recvd: 02/21/08 10:41 3 pgs
Fees:17.00 Taxes:0.00



20080221-0016945

Return To:
Lenders First Choice
1785 Voyager Street
Suite 100
Simi Valley, CA 93063
Col- 8047397

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Dell K. Reynolds
345 Monaco Drive
Hermitage, Tennessee 37076

MAIL TAX STATEMENT TO:
Dell K. Reynolds
345 Monaco Drive
Hermitage, Tennessee 37076

MAP PARCEL NUMBERS:
Map/Parcel: 075-06-0-060-00

FOR AND IN CONSIDERATION of the sum of One dollar and no/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Dell K. Reynolds, an unmarried woman, also known as Ava Dell Reynolds** has this day bargained and sold, and does hereby transfer and convey unto the said **Dell K. Reynolds, an unmarried woman,** Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property *Quit Claim Deed conveyed to Ava Dell Reynolds by Deed from Joel E. Jordan, Trustee of record in Book 8177, Page 557, said Register's Office.

The express purpose of this conveyance is due to name change.

This is unimproved ( ) property known as 345 Monaco Drive, Hermitage, Tennessee 37076
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we 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 of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

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 our hand this 3rd day of January, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Dell K. Reynolds a/k/a Ava Dell Reynolds

Dell K. Reynolds, a/k/a
Ava Dell Reynolds

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Suzanne A. Moran, a Notary Public in and for said County and State, **Dell K. Reynolds, a/k/a Ava Dell Reynolds** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/(she)/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Davidson County this 3rd day of January, A.D., 2008.

NOTARY STAMP/SEAL

SUZANNE A. MORAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

My Commission Expires
January 3, 2011

Suzanne A Moran
NOTARY PUBLIC
Notary Commission Expires: 1/3/2011

AFFIDAVIT OF VALUE

STATE OF _____)

COUNTY OF _____)

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

Subscribed and sworn to before me this the _____ day of _____, 20____.

(Affix Seal)

_____
Affiant

_____
Notary Public
My Commission Expires: _____

SCHEDULE "A"

THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LANDS, TO WIT:

BEING LOT NO. 350 ON THE PLAN OF HERMITAGE ESTATES, SECTION 2, AS OF RECORD IN BOOK 3700, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 350 FRONTS 79.46 FEET ON THE NORTHERLY MARGIN OF MONACO DRIVE, AND RUNS BACK BETWEEN LINES MEASURING 125.09 FEET ON THE WESTERLY LINE AND 126.3 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 87.65 FEET THEREON; THE ACTUAL NORTHEASTERLY REAR CORNER OF SAID LOT, ACCORDING TO THE PLAN OF RECORD, BEING IN HACKBERRY TREE.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 075-06-0-060-00; SOURCE OF TITLE IS BOOK 8177, PAGE 557 (RECORDED 08/17/90)

BEING THE SAME PROPERTY CONEYED TO AVA DELL REYNOLDS IN A DEED DATED 8/13/90 AND RECORDED 8/17/90 IN BOOK 8177, PAGE 557, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.