Davidson County DEEDWARR
Recvd: 03/13/08 14:57 2 pgs
Fees:13.00 Taxes:259.00
20080313-0025535

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Sandra Mae Reynolds
3028 Casa Drive
Nashville, TN 37214

SEND TAX BILL TO: TS
Lender
M+T Bank
700 Interstate Park
Montgomery AL 36109

MAP 108
GROUP 03-0
PARCEL 096.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Shirley Blackburn,** has this day bargained and sold, and does hereby transfer and convey unto **Sandra Mae Reynolds, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 105B, Zone Lot Division, Lots Nos. 42-48 and 102-107, Section 5, on the Plan of Patio Villa, as shown on plat of record in Plat Book 5200, page 686, amending Plat Book 5200, page 633, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Shirley Blackburn by Deed of record in Book 10048, Page 177 , Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2008 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 5200, page 686; amending plat of record in Book 5200, page 633, and restrictions in Book 6199, page 70, and Book 6250, page 451 and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all

Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 7th day of March, 2008

Shirley Blackburn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Shirley Blackburn, an unmarried woman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 7th day of March, 2008.

NOTARY PUBLIC

My Commission Expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn to before me this the 7th day of March, 2008.

NOTARY PUBLIC

My Commission Expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010