Davidson County DEEDWARR
Recvd: 04/09/08 12:15 3 pgs
Fees:17.00 Taxes:0.00

20080409-0035873

This Instrument Prepared By,
and When Recorded, Return To:
M. Neal Hanna
Saddle Creek Title, LLC
855 Ridge Lake, Blvd, Suite 300
Memphis, Tennessee 38120

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of February, 2008, by and between **Michael Ree and Terry Ree** party of the first part, and **Michael Ree**, party of the second part,

WITNESSETH: That for and in consideration of the purchase price, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of all is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Shelby County of Shelby, State of Tennessee:

See attached Legal Description

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except for those items of record noted on the attached Legal Description hereto, all of which is recorded in the Registers Office of Shelby County, Tennessee, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Michael Ree

Terry Ree

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Michael Ree and Terry Ree, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of February, 2008.

Notary Public

My Commission Expires:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $~~0~~ $50.00 $50.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of February, 2008.

NOTARY PUBLIC

My Commission Expires:

Tax Parcel ID No. 104040E401000CO
Property Address:
1101 18th Ave. South
Nashville, TN 37212
Name & Address of Property Owner and
Mail Tax Notices to:
Michael Ree
1101 18th Avenue South
Nashville, TN 37212

Legal Description
Exhibit A

Property situated in Davidson County, Tennessee:

Unit 401, 1101 Eighteenth Avenue South Subdivision, as shown on Master Deed of record at Instrument Number 2006017-0101760, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.
Being the same property conveyed to seller by Deed of record at Instrument # 20071126-0136703 in the Register's Office of Davidson County, Tennessee.