THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **CLG Title** **FTEC File No. 27535-03-2008**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $126,800.00. Affiant Subscribed and sworn to before me this 18th day of April, 2008. Notary Public My Commission Expires: 3-20-2010

REBEKAH J. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Nathan Magness 309 Delvin Drive Nashville, TN 37211	**Send Tax Bills To:** FIRSTBANK MORTGAGE 6110 SHALLOWFORD RD, SUITE2 CHATTANOOGA, TN 37421	**Tax Information:** Map and Parcel No.: 162010081.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James J. Reese, Jr. married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan Magness, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 309 Delvin Drive, Nashville, TN 37211

The subject property is not the Principal Residence of the grantor as defined by statue.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of April, 2008.

James J. Reese, Jr.

Davidson County DEEDWARR
Recvd: 04/25/08 16:04 2 pgs
Fees:13.00 Taxes:469.16
20080425-0042591

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James J. Reese, Jr.,** 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, at office, this 18th day of April, 2008.

Notary Public

My Commission Expires:

MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Addition to Southwood, of record in Book 2900, page 65, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to James J. Reese, Jr. by deed dated October 31, 2007 from Brian Wayne Davis, unmarried of record in Instrument No. 20071102-0129575, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2900, page 65, Register's Office for Davidson County, Tennessee.