BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
~~NASHVILLE, TN 37209~~

THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 02/12/09 09:49 2 pgs
Fees:13.00 Taxes:277.50
20090212-0012251

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
BRIAN L REED	~~SAME~~ FRANKLIN AMERICAN	06012010700
233 CAPITOL VIEW AVENUE	5th CORPORATE Dr #400	
NASHVILLE, TENNESSEE 37207	FRANKLIN, TN 37067	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Harold Eugene Rainey and wife, Geneva Gambrell Rainey, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brian L Reed, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 65 FEET OF THE WESTERLY 125 FEET OF THE SOUTHERLY 200 FEET OF LOT NO. 14 ON THE PLAN OF JOYWOOD HEIGHTS, SECTION NO. 3, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY W. W. TURNER CO., ENG. JANUARY 15, 1948, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF CAPITOL VIEW AVENUE AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO DORRIS E. SMITHSON AND WIFE, BY DEED FROM T.W. STREET AND WIFE, OF RECORD IN BOOK 2195, PAGE 194, REGISTER'S OFFICE FOR SAID COUNTY, THENCE WITH SAID AVENUE EASTWARDLY 65 FEET, THENCE NORTHWARDLY AND PARALLEL WITH THE EASTERLY LINE OF SAID SMITHSON PROPERTY 200 FEET; THENCE WESTWARDLY 65 FEET TO THE NORTHEAST CORNER OF SAID SMITHSON PROPERTY; THENCE WITH THE EASTERLY LINE OF SAID SMITHSON PROPERTY SOUTHWARDLY 200 FEET, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HAROLD EUGENE RAINEY AND WIFE, GENEVA GAMBRELL RAINEY FROM WILLIAM J. GROSSHOLZ AND WIFE, GLADYS GROSSHOLZ BY WARRANTY DEED DATED 12-10-1957, AND RECORDED IN BOOK 2706, PAGE 595, SAID REGISTER'S OFFICE.

This is improved property known as: 233 Capitol View Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his

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 our hands this 11th day of ~~JANUARY~~ February, 2009.

Harold E. Rainey
HAROLD EUGENE RAINEY

Geneva G. Rainey
GENEVA GAMBRELL RAINEY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold Eugene Rainey and wife, Geneva Gambrell Rainey, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 11 day of ~~JANUARY~~ February, 2009.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 02/10/10

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Buyer
Affiant

Subscribed and sworn to before me this 11th day of ~~JANUARY~~ February, 2009.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 02/10/10