BILL GARRETT, Davidson County
Trans: T20090044597 DEEDWARR
Recvd: 07/02/09 13:31 1 pgs
Fees: 13.00 Taxes: 528.92
20090702-0061863

WARRANTY DEED

Mandy A. Lee
State of Tennessee Notary Public
Wilson Co.

STATE OF Tennessee
COUNTY OF ~~Davidson~~ WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,950.00.
Affiant
SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of June, 2009.
(Affix Seal)
Notary Public
My Commission Expires: 5-14-2011

AT-20090148

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
164 ROSA L. PARKS BLVD., SUITE 203
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Benton Keith Ray	GUARANTY TRUST CO.	108-12-0 118.00
3021 Reelfoot Drive	316 ROBERT ROSE DR.	
Nashville, TN 37214	MURFREESBORO, TN 37129	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jeff W. Ezell and wife, Sandra Ezell, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Benton Keith Ray, * hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A" * UNMARRIED

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 20 on the Plan of Reelfoot Subdivision, Section 1, as of record in Plat Book 5200, page 641, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeff W. Ezell from Chris B. Reid and wife, Brooks Reid, married by Warranty Deed dated August 15, 2003 and recorded August 26, 2003 in Instrument #20030826-0123424, Register's Office for Davidson County, Tennessee. Further conveyed to Jeff W. Ezell from Brian L. Reid and wife, Nita B. Reid and Chris B. Reid and wife, Brooks Reid by Corrective Quitclaim Deed dated June 25, 2009 recorded _____ in Instrument #20090702-0061862, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 3021 Reelfoot Drive, Nashville, TN 37214.

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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this 30th day of June, 2009

Jeff W. Ezell

Sandra Ezell

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Angie McClanahan, a Notary Public in and for said County and State, the within named Jeff W. Ezell Sandra Ezell, the bargainor(s), 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 and official seal at Davidson Co., Tennessee, this 30th day of June, 2009.

Notary Public

ANGIE MCCLANAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 7-3-12