BILL GARRETT, Davidson County
Trans:T20090053896 DEEDWARR
Recvd: 08/07/09 09:20 2 pgs
Fees:13.00 Taxes:436.60
20090807-0074441

PREPARED BY:
COPE, HUDSON, SCARLETT, REED & MCCREARY, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:

Ben H. McFarlin, III
12 Public Square North
Murfreesboro, TN 37130

SEND TAX BILLS TO:

Same

Map/Parcel
96-16-B 60.00CO

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Jeffrey L. Reed ("Grantor(s)"), has this day bargained and sold and does hereby transfer and convey unto Ben H. McFarlin, III, an unmarried man, ("Grantee(s)"), his heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lots 163, 164, 165, 166, 167, 168, and 169 on the Plan of O.B. Hayes Second Plan of Small Lots in Nashville of Record in Plat Book 1, Page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit 601 on the Plan of University Square Condominium Apartments of Record in Book 6900, Page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, Page 529, as amended in Book 7119, Page 884, said Register's Office.

Being the same property conveyed to Jeffrey L. Reed by Warranty Deed as recorded July 13, 2005, in Instrument Number 20050713, Page 0081396, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictions, covenants and easements that are applicable to the above described property, and of record, and to all zoning restrictions and regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto said Grantor(s) his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that he is lawfully

seized and possessed of said real estate; that he has a good and lawful right to convey the same; and that the same is unencumbered except for the 2009 property taxes which have been prorated between the parties.

The undersigned further covenant and binds himself, his successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) upon delivery of this Deed.

WITNESS OUR HAND on this the 3rd day of August, 2009.

JEFFREY L. REED

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Jeffrey L. Reed, the within named, with whom I am personally acquainted, and Becky Shelton acknowledged that Jeffrey L. Reed executed the within instrument (Warranty Deed) for the purposes therein contained.

WITNESS MY HAND and official seal on this the 3 day of August, 2009.

Becky Shelton
NOTARY PUBLIC

BECKY SHELTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My commission expires: 12-16-12

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 118,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 3 day of August, 2009.

Becky Shelton
NOTARY PUBLIC

BECKY SHELTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My commission expires: 12-16-12