Return
TO:
File: 901010

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

File Box 30

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238

BILL GARRETT, Davidson County
Trans:T20090078364 DEEDWARR
Recvd: 11/18/09 08:51 2 pgs
Fees:13.00 Taxes:1043.40
20091118-0106045

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Wanda Thompson 5709 Cloverwood Drive Brentwood, TN 37027	New Owner	**Map** 171-07 **Parcel No.** 44.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Frank H. Reeves and wife, Peggy S. Reeves**, (herein referred to as "Grantor") have this day bargained and sold and, by these presents, do hereby transfer and convey unto **Wanda Thompson*** (herein referred to as "Grantee"), their heirs and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit: * married

Land in Davidson County, Tennessee, being Lot No. 26 on the plan of Cloverland Acres, Section 4, of record in Plat Book 4660, page 45, 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 Frank H. Reeves and wife, Peggy S. Reeves by deed dated April 14, 1989, from Jerry W. Crigger and wife, Carol L. Crigger, of record in Book 7887, page 842, Register's Office for Davidson County, Tennessee.

This is improved property known as 5709 Cloverwood Drive, Brentwood, TN 37027.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2009 real estate taxes, which are paid and prorated.

Grantor further covenants with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 16th day of November, 2009.

GRANTOR:

Frank H. Reeves

Peggy S. Reeves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Frank H. Reeves and Peggy S. Reeves, 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 this the 16th day of November, 2009.

SHARI A. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires

My Commission Expires JAN. 7, 2013

Notary Public

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $282,000.00.

Selina Harris
AFFIANT

Subscribed and sworn to before me, 16th day of November, 2009.

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

My Commission Expires:

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Jennifer Marie Crowell
NOTARY PUBLIC