THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF November, 2009

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elke K. Reneau	SunTrust Mortgage Inc.	MAP 155-15-A
5224 Beech Ridge Road	401 Commerce Street #6100	PARCEL 101.00CO
Nashville, TN 37221	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Clyde P. Reagan and Helen M. Reagan, Trustees of the Clyde P. Reagan and/or Helen M. Reagan Revocable Living Trust dated June 14, 2006.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elke K. Reneau, an unmarried person**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Stonemeade, Section II, of record in Book 7900, page 525, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clyde P. Reagan and Helen M. Reagan as Trustees of the Clyde P. Reagan and/or Helen M. Reagan Revocable Living Trust dated June 14, 2006 (the "Trust") by General Warranty Deed dated June 14, 2006 from Clyde P. Reagan and Helen M. Reagan of record in Instrument No. 20060627-0076819, Registers office for Davidson County, Tennessee. And further being the same property conveyed to Helen M. Reagan for and during her natural life with the unqualified power of disposition and upon her death, without exercising the said power of disposition, the remainder interest shall be vested in Julia Lynn Samuels, in a 2/3 undivided interest and in Jeffery Alan Reagan, in a 1/3 undivided interest by General Warranty Deed from Centex Real Estate Corporation by Warranty Deed in book 9819, page 91, Registers office for Davidson County, Tennessee. The said Julia Lynn Samuels and Jeffery Alan Reagan hereby join in this conveyance to convey any and all interest they may have in the subject property, including, but not limited to, the remainder interest described above. Helen M. Reagan, individually joins in this conveyance to convey any and all interest she may have individually in the subject property including the life estate interest described above and as beneficiary of the Trust. Clyde P. Reagan joins in this conveyance to convey any and all interest he may have individually in the subject property as beneficiary of the Trust.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **5224 Beech Ridge Road, Nashville, TN 37221.**

BILL GARRETT, Davidson County
Trans:T20090078617 DEEDWARR
Recvd: 11/19/09 08:41 3 pgs
Fees:18.00 Taxes:777.00
20091119-0106375

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 _____ hand( ) this the 16th day of November, 2009.

The Clyde P. Reagan and Helen M. Reagan Revocable Living Trust Dated June 14, 2006.

Clyde P. Reagan Trustee
Clyde P. Reagan, Trustee

Clyde P. Reagan
Clyde P. Reagan

Helen M. Reagan Trustee
Helen M. Reagan, Trustee

Helen M. Reagan
Helen M. Reagan

Julia Lynn Samuels
Julia Lynn Samuels

Jeffrey Alan Reagan
Jeffrey Alan Reagan,
BY: Julia Lynn Samuels, Attorney in Fact

by Julia Lynn Samuels
attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Clyde P. Reagan and Helen M. Reagan** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **The Clyde P. Reagan and Helen M. Reagan Revocable Living Trust dated June 14, 2006** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Clyde P. Reagan and Helen M. Reagan** as such **Trustees**.

Witness my hand and seal this the 16th day of November, 2009.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Clyde P. Reagan and Helen M. Reagan** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that THEY executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 16th day of November, 2009.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Julia Lynn Samuels** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 16th day of November, 2009.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia Lynn Samuels., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Jeffery Alan Reagan as his attorney in fact, as the free act and deed of the within named Jeffery Alan Reagan.

Witness my hand and official seal at Nashville, TN this 16th day of November, 2009.

My commission expires: May 8, 2012

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN