BILL GARRETT, Davidson County
Trans:T20100044085 DEEDWARRSP
Recvd: 07/19/10 15:07 7 pgs
Fees:38.00 Taxes:185.00
20100719-0056388

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Bell Title & Escrow, Inc.
117 Two Mile Pike
Goodlettsville, TN 37072

SPECIAL
WARRANTY DEED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SURVEY AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTER WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION AND/OR SURVEY.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Larry David Wiley 1011 Elvira Ave. Nashville, TN 37216	SAME	07206008400

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, (the heirs of the decedent, Margaret C. Reynolds) **Margaret Lou Reynolds,** an unmarried woman, **Mary Sue Dedmon,** an unmarried woman, **Virginia Nell Ralph** and husband, **T. W. Ralph**, (who joins in order to convey any and all rights and/or interest he may have in this property; marital, homestead or whatsoever), **Larry G. Reynolds** and wife, **Donna Reynolds**, (who joins in order to convey any and all rights and/or interest she may have in this property; marital, homestead or whatsoever), **William Henry Reynolds,** an unmarried man, **James Robert Reynolds**, an unmarried man, **Kyle David Reynolds**, a minor by and through his parent/guardian and next of friend, his mother, **Cheryl A. Reynolds**, and **Cheryl A. Reynolds**, an unmarried woman, (who joins in order to convey any and all rights and/or interest she may have in this property; marital, homestead or whatsoever) hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Larry David Wiley**, a married man, 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:

Being the westerly part of Lot M on the Corrected Plat of E. J. Childer's Subdivision of J. M. Ambrose Tract as of record in Book 332, page 134, Register's Office for Davidson County, Tennessee. (to which reference is made for a more accurate description).

Said part of said lot fronts 50 feet on the north side of Elvira Avenue and runs back between lines 275 feet, more or less, on the east line and 280 feet on the line between Lots L and M to a dead line in the rear on which it measures 50 feet, more or less.

(Above said property description is taken from the previous deed of record in Book 2291, page 519, said Register's Office for Davidson County, Tennessee)

Being the same property conveyed to James Robert Reynolds and wife Margaret C. Reynolds, by deed from Charles L. Weatherford and wife, Lena Moore Weatherford of record in Book 2291, page 519, Register's Office for Davidson County, TN. James Robert Reynolds passed from this life on November 25, 2001 and thus predeceased his wife, Margaret C. Reynolds.

Margaret C. Reynolds passed from this life on March 11, 2010, leaving as her only heirs and descendants the Grantors noted above in paragraph one (1) of this Special Warranty Deed.

This is improved property known as: 1013 Elvira Ave., Nashville, TN 37216.

AND THE GRANTORS DO HEREBY COVENANT with the Grantee, except as above noted, that at the time of the delivery of this Special Warranty Deed the premises were free from all encumbrances, and that they will warrant and defend the same against the lawful claims and demands of all persons claiming, by through, or under them, but against none other.

GRANTORS make no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantors, but on his own judgment.

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 12th day of July, 2010.

Margaret Lou Reynolds
MARGARET LOU REYNOLDS

Mary S. Dedmon
MARY SUE DEDMON

Virginia Nell Ralph
VIRGINIA NELL RALPH

T.W. Ralph
T.W. RALPH

Larry G Reynolds
LARRY G REYNOLDS

Donna Reynolds
DONNA REYNOLDS

James Robert Reynolds II
JAMES ROBERT REYNOLDS II

Kyle Reynolds
KYLE DAVID REYNOLDS, A MINOR

Cheryl Reynolds
CHERYL A REYNOLDS

Cheryl Reynolds
CHERYL A REYNOLDS, AS PARENT/GUARDIAN AND NEXT OF FRIEND OF KYLE DAVID REYNOLDS, A MINOR

WILLIAM HENRY REYNOLDS

Margaret C. Reynolds passed from this life on March 11, 2010, leaving as her only heirs and descendants the Grantors noted above in paragraph one (1) of this Special Warranty Deed.

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AND THE GRANTORS DO HEREBY COVENANT with the Grantee, except as above noted, that at the time of the delivery of this Special Warranty Deed the premises were free from all encumbrances, and that they will warrant and defend the same against the lawful claims and demands of all persons claiming, by through, or under them, but against none other.

GRANTORS make no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantors, but on his own judgment.

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 7th day of July, 2010.

MARGARET LOU REYNOLDS

MARY SUE DEDMON

VIRGINIA NELL RALPH

T.W. RALPH

LARRY G REYNOLDS

DONNA REYNOLDS

JAMES ROBERT REYNOLDS II

KYLE DAVID REYNOLDS, A MINOR

CHERYL A REYNOLDS

CHERYL A REYNOLDS, AS PARENT/GUARDIAN AND NEXT OF FRIEND OF KYLE DAVID REYNOLDS, A MINOR

WILLIAM HENRY REYNOLDS

STATE OF FLORIDA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kyle David Reynolds, a minor by and through his parent/guardian and next of friend, his mother, Cheryl A Reynolds, 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 _____ day of _____, 2010.

_____
NOTARY PUBLIC

_____
My Commission Expires:

STATE OF NEW MEXICO
COUNTY OF Bernalillo

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Henry Reynolds, 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 7 day of July, 2010.

_____
NOTARY PUBLIC

9-3-13
My Commission Expires:

OFFICIAL SEAL
Diana L. Ayala
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 9-3-13

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

_____
Affiant

Subscribed and sworn to before me this _____ day of _____, 2010.

_____
NOTARY PUBLIC

_____
My commission expires:

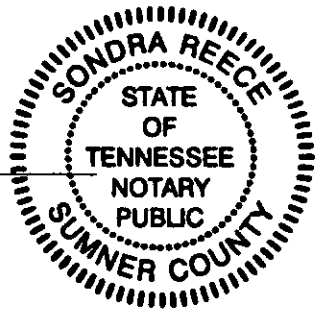
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Lou Reynolds, 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 12th day of July, 2010.

Sondra Reece
NOTARY PUBLIC

2/28/2012
My Commission Expires:



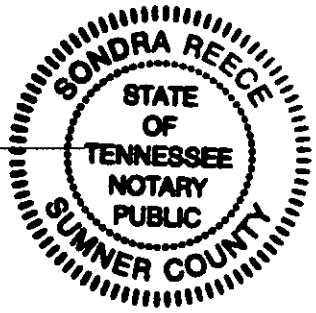
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Sue Dedmon, 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 12th day of July, 2010.

Sondra Reece
NOTARY PUBLIC

2/28/2012
My Commission Expires:



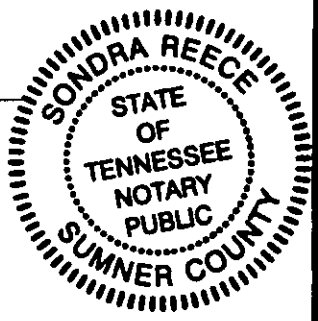
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia Ralph Reynolds and husband, T.W. Ralph, 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 12th day of July, 2010.

Sondra Reece
NOTARY PUBLIC

2/28/2012
My Commission Expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry G Reynolds and wife, Donna Reynolds, 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 12th day of July, 2010.

Sondra Reece
NOTARY PUBLIC

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

2/28/2012
My Commission Expires:

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Robert Reynolds, 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 9th day of July, 2010.

Carma Young - Carma Young
NOTARY PUBLIC

12/19/2010
My Commission Expires:

CARMA YOUNG
Notary Public - State of Florida
My Commission Expires Dec 19, 2010
Commission # DD 623740
Bonded Through National Notary Assn.

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cheryl A Reynolds, 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 9th day of July, 2010.

Carma Young - Carma Young
NOTARY PUBLIC

12/19/2010
My Commission Expires:

CARMA YOUNG
Notary Public - State of Florida
My Commission Expires Dec 19, 2010
Commission # DD 623740
Bonded Through National Notary Assn.

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kyle David Reynolds, a minor by and through his parent/guardian and next of friend, his mother, Cheryl A Reynolds, 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 9th day of July, 2010.

Carma Young - Carma Young
NOTARY PUBLIC

12/19/2010
My Commission Expires:

CARMA YOUNG
Notary Public - State of Florida
My Commission Expires Dec 19, 2010
Commission # DD 623740
Bonded Through National Notary Assn.

STATE OF NEW MEXICO
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Henry Reynolds, 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 _____ day of _____, 2010.

_____
NOTARY PUBLIC

_____
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Larry D. Wiley
Affiant

Subscribed and sworn to before me this 14th day of July, 2010.

Sondra Reece
NOTARY PUBLIC

2/28/2012
My commission expires:

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY