Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

WARRANTY DEED

ET-10-1934

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF August, 2010.

Notary Public

MY COMMISSION EXPIRES: 09-17-11
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brooxie Carlton	new owner	
1420 Benjamin Street	(NAME)	83-2 139
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RAY REED AND WIFE, AMANDA REED, FKA AMANDA PARAMENTER , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW M. BELK AND WIFE, BROOXIE CARLTON, 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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Map of the Subdivision of Part of The Weakley Home Place of record in Plat Book 421, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Number 19 fronts 50.0 feet on the southerly side of Benjamin Street and runs back between parallel lines 133.0 feet on the west line and 132.5 feet on the east line to a 15 foot alley in the rear on which it measures 50.0 feet, more or less.

Included in the above description but excluded from this conveyance is that tract conveyed to Walter W. Lenoir and wife, Lavenia Welchance Lenoir, by Warranty Deed from C. T. Lentz and wife, Carrie Gray Lentz and their daughter, Alice Boyd Lentz Downing, of record in Book 2101, Page 507, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ray Reed and Amanda Paramenter, both unmarried, by Deed from Donna R. Duensing, of record as Instrument No. 20060720-0087718, in the Register's Office for Davidson County, Tennessee, dated June 23, 2006.

This conveyance is subject to all matters shown on the Plan of record in Book 161, Page 131, and Book 421, Page 36, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions, and restrictions of record.

BILL GARRETT, Davidson County
Trans:T20100054218 DEEDWARR
Recvd: 08/31/10 10:31 2 pgs
Fees:13.00 Taxes:913.90
20100831-0068996

unimproved ( )
This is improved (X) property, known as 1420 Benjamin Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27th day of August, 2010.

Ray Reed

Amanda Parmenter Reed

Amanda Parmenter Reed

STATE OF Tennessee

COUNTY OF Davidson

On this the 27th day of August, 2010, before me personally appeared Ray Reed and wife, Amanda Reed, fka Amanda Parmenter, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of August, 2010.

Notary Public

My Commission Expires: 05-17-11

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520