WARRANTY DEED

P-MP-10-0851

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2010.

Notary Public

MY COMMISSION EXPIRES: 3/17/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George W. Pearce	First Tennessee Bank, N.A.	
841 Bradford Ave	(NAME) 1 Mortgage Way	
(ADDRESS) Nashville, TN 37204-2185	(ADDRESS) Mt. Laurel, NJ 08054	10514017200
(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 CATHY A. REAS AND HUSBAND, GARY L. REAS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GEORGE W. PEARCE AND WIFE, CELIA LARSON-PEARCE, 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. 1 on the Plan of Re-Subdivision of Lot No. 5 on the Map of Joseph Knowles' Subdivision of Block "D" in C.D. Elliott's Plan, of record in Book 4350, Page 78, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Beginning at a point in the westerly margin of Knowles Avenue at the common corner of Lots 1 and 2; thence with the line between said lots westwardly 99.97 feet to a point; thence northwardly 120.0 feet to a point in the southerly margin of Bradford Avenue; thence with said margin eastwardly 80.2 feet to a point; thence around a curve 31.21 feet to a point in the westerly margin of Knowles Avenue; thence with said margin 100.19 feet to the point of beginning.

Being the same property conveyed to CATHY A. REAS AND HUSBAND, GARY L. REAS by Deed from ROBERT DAWKINS AND RICHARD DAWKINS AND RONALD NELSON AND FRANCES SAFFELL AND SYLVIA BOWLING AND MAURICE HUNTER, HEIRS AT LAW OF GERTHA LEE NELSON, dated 02/25/2002 and filed for record on 04/16/2002 in Instrument 200204160047234, Register's Office for DAVIDSON County, Tennessee.

unimproved ( )
This is improved (X) property, known as 851 BRADFORD AVE, NASHVILLE, Tennessee 37204-2185
(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 30th day of September, 2010.

Cathy A. Reas

Gary L. Reas by Cathy A. Reas his attorney-in-fact

BILL GARRETT, Davidson County
Trans: T20100066472 DEEDWARR
Recvd: 10/20/10 10:41 2 pgs
Fees: 13.00 Taxes: 714.10
20101020-0083933

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 30th day of September, 2010, before me personally appeared Cathy A. Reas to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gary L. Reas and who acknowledged he/she/they executed the same as the free act and deed of the said Gary L. Reas.

Witness my hand and official seal, this the 30th day of September, 2010.

Notary Public

My Commission Expires: 10.16.11

(SEAL)



STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 30th day of September, 2010, before me personally appeared Cathy A. Reas to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of September, 2010.

Notary Public

My Commission Expires: 10.16.11

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959