WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100068708 DEEDWARR
Recvd: 10/29/10 11:37 3 pgs
Fees:18.00 Taxes:1415.25

20101029-0086723

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $382,500.00.

Affiant

Subscribed and sworn to me on October 28, 2010.

NOTARY PUBLIC 6/5/12

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Julie Bhattacharya Peak
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24738SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kenneth W. Reed Marie M. Reed 418 W. Hillwood Drive Nashville, TN 37205	RegionsBank dba Regions Mortgage 2050 Parkway Office Circle RCN 6 Birmingham, AL 35244	103-13-20

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William H. Crawford III and wife, Tracy B. Crawford, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kenneth W. Reed and wife, Marie M. Reed, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT NO. 1:

Land in Davidson County, Tennessee, being part of Lot No. 47, on the Plan of Hillwood Estates, Section 5, as of record in Plat Book 2133, page 55, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of West Hillwood Drive at the corner of Lots Nos. 46 and 47; thence with the line between said two lots northeastwardly 143 feet to the southwest corner of the property conveyed to the City of Nashville, by deed from H.G. Hill Realty Company, of record in Book 2394, page 423, said Register's Office; thence with said City's southerly line southeastwardly 65 feet; thence with said City's easterly line northeastwardly 65 feet to a point in the line between Lots No. 47 and 57; thence with the line between said two lots southeastwardly 281 feet to the corner of Lots Nos. 47, 48, 53, 54 and 56; thence with the line between said Lots Nos. 47 and 48; southwestwardly 350 feet to the northeasterly margin of said West Hillwood Drive; thence with same northwestwardly 245.7 feet to the beginning.

Being the same property conveyed to William H. Crawford, III and wife, Tracy B. Crawford, by deed from W. Robert Medling, Jr., and wife, Billie Sue Medling, of

record as Instrument No. 20020520-0061618, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:

Land in Davidson County, Tennessee, being a part of Lot No. 47 on the Plan of Hillwood Estates, Section 5, of record in Book 2133, page 55, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the line between Lots Nos. 46 and 47, being 143 feet northeast of the northeasterly margin of West Hillwood Drive; thence with the line between said Lots Nos. 46 and 47 Northeastwardly 65 feet to the common corner of Lots Nos. 46, 47 and 57; thence with the line between said Lots Nos. 47 and 57 southeastwardly 65 feet; thence southwestwardly and parallel with the line between said Lots Nos. 46 and 47, 65 feet; thence northwestwardly and parallel with the line between said Lots Nos. 47 and 57, 65 feet to the beginning.

Being the same property conveyed to William Harris Crawford, III and wife, Tracy B. Crawford, by Quitclaim Deed from the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, of record as Instrument No. 20051216-0151023 in the Register's Office for Davidson County, Tennessee.

The said William H. Crawford, III and William Harris Crawford, III, are one and the same person.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and paid by Grantors; 2011 and subsequent taxes are assumed by the Grantees.
2. Matters shown on Plan of record in Book 2133, page 55, in the Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewers, storm drainage, water mains and appurtenances, of record in Book 6247, page 125, Register's Office for Davidson County, Tennessee.
4. Application to Combine Parcels of record as Instrument No. 20070411-0041600 in said Register's Office.
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 418 W. Hillwood Drive, Nashville, TN 37205.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on October 28, 2010.

William H. Crawford III

Tracy B. Crawford

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 28, 2010, before me personally appeared William H. Crawford III and Tracy B. Crawford to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on October 28, 2010.

NOTARY PUBLIC

My Commission Expires:

JULIE BHATTACHARYA PEAK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Julie Bhattacharya Peak
My Commission Expires
September 9, 2014
STATE OF TENNESSEE

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483