RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF November, 2010.

Notary Public

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

R-BR-10-5102

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa e. Fuller	SunTrust Mortgage, Inc.	
5102 Nevada Avenue	(NAME) 4401 Commerce Street #6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37219	91-15-178.00
(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, I/we G.M. REED & SONS, LLC AND GREGORY M. REED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MELISSA E. FULLER AND HUSBAND, CALEB J. FULLER, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING PART OF BLOCK NO. 11 ON THE REALTY SAVINGS BANK & TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, AS OF RECORD IN BOOK 421, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF BLOCK NO. 11 FRONTS 60 FEET ON THE NORTHERLY SIDE OF NEVADA, FORMERLY THIRD AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, PARALLEL WITH AND 60 FEET EAST OF THE EASTERLY MARGIN OF 52ND AVENUE NORTH, FORMERLY 11TH STREET, 180 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO G.M. REED & SONS, LLC BY WARRANTY DEED FROM ZELLA MAE SHEPARD, UNMARRIED, RECORDED ON THE 30TH DAY OF SEPTEMBER, 2008 IN INSTRUMENT NO. 20080930-0098942, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 18; INST. NO. 20100423-0030680; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 5102 Nevada Avenue, Nashville, Tennessee 37209
(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.

BILL GARRETT, Davidson County
Trans:T20100071538 DEEDWARR
Recvd: 11/10/10 13:58 2 pgs
Fees:13.00 Taxes:1672.40
20101110-0090434

Witness my/our hand(s) this 9th day of November, 2010.

G.M. Reed & Sons, LLC

Gregory M. Reed

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Gregory M. Reed, with whom I am personally acquainted or who proved his identity to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the sole member of G. M. Reed and Sons, LLC, and as such sole member, executed this said instrument as sole member of G. M. Reed and Sons, LLC, for the purposes therein contained.

*individually and

Witness my hand and seal, at office, this 9th day of November 2010.

Notary Public

My Commission Expires: 10.16.11
(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903