WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100076768 DEEDWARR
Recvd: 12/06/10 13:49 3 pgs
Fees:18.00 Taxes:296.00
20101206-0097047

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and Sworn to before me, this 19th day of November, 2010.

Notary Public

My commission expires: 1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
James J. Reese, Jr. 8444 Merrymount Drive Nashville TN 37221	SAME	14708005000

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **John Phillip Racht and Stephen Daniel Racht and David Austin Racht and Paula Racht Patterson and William Racht and Abigail Racht and Kristen Racht, devisees under the Will of Helen S. Racht, deceased,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **James J. Reese, Jr.**, hereinafter called the Grantee(s), their heirs and assigns, a 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. 60 on the Map of Beverly Heights, Section II, as of record in Book 2331, page 42, Register's Office for said County.

Said Lot No. 60 fronts 100 feet on the westerly side of Humber Drive, and runs back between lines, 195 feet on the northerly line and 218 feet on the southerly line, to a line in the rear on which it measure 102.7 feet.

Being the same property conveyed to Frances J. Racht and wife, Helen S. Racht by deed from G. C. Holt and wife, Beulah B. Holt of record in Book 2594, page 571, Register's Office for Davidson County, Tennessee. The said Frances J. Racht having predeceased his wife on 1/28/09 and Helen S. Racht having since died 7/25/10 and the devisees under her Will being John Phillip Racht, Stephen Daniel Racht, David Austin Racht, Paula Racht Patterson, William Racht, Abigail Racht and Kristen Racht, said Will being probated in the Seventh Circuit Court, Probate Division, Davidson County, Tennessee, Docket No. 10P1344.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2331, Page 42, said Register's Office.

Subject to Sewer Easement of record in Book 6249, page 311, Register's Office for Davidson, TN.

The legal description is the same as the previous deed of record.

This is (x) improved ( ) unimproved property known as 4835 Humber Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

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 19th day of November, 2010.

John Phillip Racht by David Austin Racht (Attorney in Fact)

John Phillip Racht
By David Austin Racht by Power of Attorney of record in Instrument No.
Register's Office for Davidson County, TN

Stephen Daniel Racht by David Austin Racht (Attorney in fact)

Stephen Daniel Racht
By David Austin Racht by Power of Attorney of record in Instrument No.
Register's Office for Davidson County, TN

David Austin Racht

David Austin Racht

Paula Racht Patterson by David Austin Racht (Attorney in fact)

Paula Racht Patterson
By David Austin Racht by Power of Attorney of record in Instrument No.
Register's Office for Davidson County, TN

William Racht

William Racht

Abigail Racht by William Racht Attorney by Fact

Abigail Racht
By William Racht by Power of Attorney of record in Instrument No.
Register's Office for Davidson County, TN

Kristen Racht by William Racht Attorney by Fact

Kristen Racht
By William Racht by Power of Attorney of record in Instrument No.
Register's Office for Davidson County, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **David Austin Racht and William Racht,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of November, 2010.

Notary Public

My Commission Expires: 1-7-13

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On November 19, 2010, before me personally appeared David Austin Racht to me known to be the person who executed the foregoing instrument in behalf of John Phillip Racht and Stephen Daniel Racht and Paula Racht Patterson and acknowledged that he executed same as the free act and deed of said John Phillip Racht and Stephen Daniel Racht and Paula Racht Patterson for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of November, 2010.

Notary Public

My Commission Expires: 1-7-13

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On November 19, 2010, before me personally appeared William Racht to me known to be the person who executed the foregoing instrument in behalf of Abigail Racht and Kristen Racht and acknowledged that he executed same as the free act and deed of said Abigail Racht and Kristen Racht for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of November, 2010.

Notary Public

My Commission Expires: 1-7-13

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY