This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 083020
PARCEL: 202.00

New Owners Address & Send Tax Bills to:
Terri B. Borders
1019 Stirlingshire Drive
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120027625 DEEDWARR
Recvd: 04/16/12 14:56 2 pgs
Fees:13.00 Taxes:471.75
20120416-0032460

WARRANTY DEED

THIS INDENTURE, made this 16th day of April, 2012 between

Marie P. Reding, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Terri B. Borders, a married woman

of Sumner County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 91 and 92 on the Map of E.T. Brown's Subdivision of Lots 21 to 26 Brownsville, of record in Book 332, Page 91, Register's Office for said County, to which plat reference is herein made for a more complete and accurate description.

Being the same property conveyed to James E. Reding and wife, Marie P. Reding by Warranty Deed from W. Cornelius Breedlove, individually, and as Executor under the Will of William E. Breedlove, Edgar D. Breedlove, Laura B. Bush, Elwin N. Breedlove, Tavie B. Washburn, and Willie B. Howse, dated October 29, 1965, and being of record in Book 3957, Page 396, Register's Office for Davidson County, Tennessee. James E. Reding now being deceased, having died on May 20, 2003.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2012 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

Marie P. Reding by Gayle R Linder attorney in fact

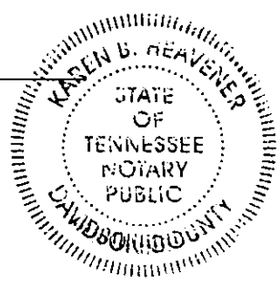
Marie P. Reding by Gayle R. Linder, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of April, 2012, before me personally appeared Gayle R. Linder, 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 Marie P. Reding, and who acknowledged that he/she executed the same as the free act and deed of Marie P. Reding.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 16th day of April, 2012.

Karen Heavener
Notary Public



My Commission Expires: 11-3-2015

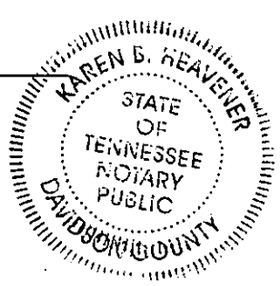
STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $127,500.00.

Gayle R Linder POA
Affiant

Sworn to and subscribed before me, this 16th day of April, 2012.

Karen Heavener
Notary Public



My Commission Expires: 11-3-2015