BOOK 4400 PAGE 192

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF Feb. 19 70.

J. Franklin
~~Notary Public~~
~~MY COMMISSION EXPIRES:~~ Deputy Register
~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY

W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred L. McReynolds (NAME)	Prudential Insurance Company (NAME)	4D-32354
214 Bonnabrook Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2202 (STREET ADDRESS)	
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Jacksonville, Florida 32203 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J. D. Reagan and wife, Ethel Reagan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred L. McReynolds and wife, Shirley A. McReynolds

HEREINAFTER CALLED THE GRANTEES, 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. 447 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, pages 1 and 2, Register's Office for said County.

Said Lot fronts 78.16 feet on the north side of Bonnabrook Drive and extends back 157.15 feet on the west line and 169.20 feet on the east line to a dead line and measures 78.64 feet.

Being the same property conveyed to J. D. Reagan and wife, Ethel Reagan by deed from Ray Kenneth Givens, as of record in Book 4390, page 319, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Restrictions in Book 3222, page 154, said Register's Office, and (2) The recorded plan shows an Owner's Certificate, a 30-foot setback line from Bonnabrook Drive, a 10-foot easement for utilities and drainage along an anchor easement 2-1/2x20 feet at the southeast corner of the lot.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 3482, page 383, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 214 Bonnabrook Drive Hermitage 37076
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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 hand s this twenty-third day of February, 19 70

J. D. Reagan

Ethel Reagan

STATE OF FLORIDA

~~STATE OF TENNESSEE~~
~~Davidson County~~

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HILLSBOROUGH COUNTY

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named J. D. Reagan and wife, Ethel Reagan

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at TAMPA ~~Nashville~~, ~~Tennessee~~, this 23 day of February 19 70

FLORIDA

Commission expires NOTARY PUBLIC, STATE OF FLORIDA AT LARGE ~~MY COMMISSION EXPIRES JAN. 8, 1971~~ BONDED THROUGH FRED W. DIES AGENCY

Louis M. Cannon
Notary Public

~~STATE OF TENNESSEE~~
~~Davidson County~~

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

J. D. Reagan, et ux

TO

Fred L. McReynolds, et ux

A 69676

IDENTIF. REFERENCE

FEB 27 9 09 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAIL TO:
W. G. TRABER
2525 LEBANON ROAD
NASHVILLE, TENN. 37214

FEB27 70	CONV	16,150.00				
FEB27 70	S'TAX		A*	41.86		
FEB27 70	PR'FEE		A*	.50		
FEB27 70	W'DEED		A*	3.00	*	45.36