THIS INSTRUMENT PREPARED BY: W. OVID COLLINS, JR., 18th Floor, Third National Bank Building, Nashville, Tennessee 37219

BOOK 4940 PAGE 267

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John S. & Patricia L. Reed (NAME)	Mortgage Associates, Inc. (NAME)	07D-30374
218 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Map 130-1
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30328 (CITY) (ZONE) (STATE)	Par 127

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) ..... *Dollars,*

cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, William O. Collins, III, an unmarried man,

have this day bargained and sold, and do hereby transfer and convey unto the said John S. Reed and wife, Patricia L. Reed, their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 33 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, page 94, Register's Office for said County.

SAID Lot No. 33 fronts 60 feet on the northeasterly side of Westover Drive and extends back between parallel lines 210 feet to a dead line.

BEING the same property conveyed to William O. Collins, III, by deed from Robert F. Lance and wife, Lyde Ella Lance, of record in Book 4720, page 659, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note to Mortgage Associates, Inc., of record in Book 4517, page 473, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $31,500.00

Subscribed and sworn to before me, this the 11th day of August 1975

William O. Collins III
Affiant

My commission expires: April 23, 1979
(Affix Seal)

[redacted] Affiant

Notary Public: Kristine Miranda Reed

This is improved (X) property, known as 218 Harding Place, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said John S. Reed and wife, Patricia L. Reed, their ~~successors~~, *heirs and assigns forever.* I *covenant that* I am *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 as aforesaid and 1975 realty taxes which are assumed by Grantees.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* John S. Reed and wife, Patricia L. Reed, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my hand this First day of August, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William O. Collins III

[redacted] [redacted]

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SOUTH CAROLINA
STATE OF TENNESSEE }
COUNTY OF XXXXXXX } RICHLAND

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* William O. Collins, III

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Columbia, S. C.
this 1st *day of* August, *19* 75.

David Henry Jones
Notary Public

Commission expires December 2, 1981

NOTARY PUBLIC SOUTH CAROLINA

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____ *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted, and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____,
this _____ *day of* _____, *19* _____.

_____ *Notary Public*

Commission expires _____

AUG 11 75	CONV	31,500.00				
AUG 11 75	S'TAX		A*	81.90		
AUG 11 75	PR'FEE		A*	.50		
AUG 11 75	W'DEED		A*	4.00	*	86.40

WARRANTY DEED

FROM
William O. Collins, III
TO
John S. Reed, et ux.

D 10538

IDENTIF. REFERENCE

AUG 11 1 57 PM '75

FELIX W. SCHELL REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238