BOOK 5760 PAGE 132

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James H. Reed IV	Same	144-12-33
(NAME) 1512 Broadway P. O. Box 295	(NAME)	FH-18280
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37203	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Sixty-Five Thousand ($65,000.00)

Dollars,

cash in hand paid, the receipt of which is hereby acknowledged, MARY P. SCHULTZ, a single woman (hereinafter "Grantor"), has

does

have this day bargained and sold, and ~~XX~~*hereby transfer and convey unto the said* JAMES H. REED IV (hereinafter "Grantee")

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 34 on the Plan of Otter Creek Hills, as of record in Book 2900, Page 110 and 111, Register's Office for Davidson County, to which plan reference is hereby made for a more specific property description.

Being the same property conveyed to Fred Schultz and wife Mary Schultz by deed from Harlan P. Howard, an unmarried man, of record in Book 5231, Page 442, Register's Office for Davidson County, Tennessee, and to Mary P. Schultz by quitclaim deed from Fred Schultz pursuant to a divorce decree in the case of Mary Lillian Schultz vs. Edward F. Schultz, III, of record in Minute Book 110, Page 657 of the Office of the Circuit Court Clerk for Davidson County, Tennessee, said quitclaim deed being of record in Book 5712, Page 943 of the Register's Office for Davidson County, Tennessee.

Said lot 34 was described according to a survey by Holmes-Barber and Associates, Inc., dated February 14, 1977, as follows:

Beginning at the common corner of Lots Nos. 34, 37 and 38; thence N 46 deg. 37' 46" W 300.79 feet to a pin; thence N 35 deg. 13' 06" W 304.78 feet to a pin (plat 605 ft.); thence N 82 deg. 57' 21" E 261 feet to a pin; thence N 32 deg. 38' 18" E 346.50 feet to a pin; thence S 25 deg. 02' 00" E 444.01 feet to a pin; (plat 450 ft.) thence S 9 deg. 57' 08" E 264.43 feet to a pin (plat 269.3) thence S 35 deg. 11' 46" W 118.0 feet to a pin; thence S 84 deg. 41' 37" W 218 feet to the point of beginning.

This property is subject to restrictive covenants of record in Book 3255, Page 387, to the limitations that appear on the plan of record in Book 2900, Page 110 and 11, and to an easement for water to Nashville Suburban Utilities District, of record in Book 3183, Page 411, all three in the Register's Office for Davidson County, Tennessee.

It is agreed as part of this conveyance, that no building, road or driveway (except for the existing road that provides access to the water tank as shown on the Plan of Otter Creek Hills along the Northern Boundary of lot 34) shall be constructed within a distance of twenty (20) yards into the lot 34 side of the property line between lot 34 and lot 39, said lot 39 belonging to Grantor, as of record in Book 4729, Page 495 of the Register's office for Davidson County. This agreement shall constitute a negative easement hereby retained, which easement is appurtenant to and runs with lot 39 on the plan of Otter Creek Hills.

Grantor does hereby give, grant, and convey unto Grantee a perpetual right and easement of egress and ingress over the road to the water tank that passes through lot 39, as shown on the Plan of Otter Creek Hills, of record in Book 2900, Pages 110 and 111, Register's Office for Davidson County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 22nd day of June, 19 81.

Affiant

My ~~commission~~ expires: _____ (Affix Seal)

~~Notary Public~~

unimproved (X)
This is improved ( ) property, known as 2026 Priest Road, Nashville, Tennessee 37215
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we 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.

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.

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 19 *day of* June, 19 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary P. Schultz

MARY P. SCHULTZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anna Henderson, *a Notary Public in and for said County and State, the within named* MARY P. SCHULTZ

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

Witness my hand and official seal at Nashville, *Tennessee, this* 11th *day of* June, *19*81.

Anna Henderson, *Notary Public.*

Commission Expires 1-12-84.

STATE OF
COUNTY OF

Personally appeared before me, , *a Notary Public in and for said County and State, the within named*

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

Witness my hand and official seal at , *this* *day of* , *19*.

, *Notary Public.*

Commission Expires .

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 .

G. 4. 7. 3 7. 4

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IDENTIF. REFERENCE

JUN 22 10 46 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.



WARRANTY DEED

FROM

MARY P. SCHULTZ

TO

JAMES H. REED IV

This Instrument was Prepared by

KING, BALLOW & LITTLE

First American Center

Nashville, TN 37238

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5760 PAGE 136

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			65000.00- CO	
			169.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 181.50-	
2599A06/22/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 4. 7. 3 7 4

IDENTIF. REFERENCE

JUN 22 10 46 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 828659