OFFICIAL RECEIPT

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

# WARRANTY DEED

BOOK 5915 PAGE 480

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Brooke Reeve, III and wife, ~~Amanda Reeve~~ (NAME) | Commerce Union Bank | 145-3 Par. 64 |
| 1117 Overton Lea Road (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2546 (NAME) | |
| Nashville, TN 37220 (CITY) (STATE) (ZIP) | Nashville, TN 37219 (STREET ADDRESS) (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100 ---------- ($10.00) ---------- *Dollars*

cash in hand paid by Brooke Reeve, III and wife, Amanda Reeve, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Brooke Reeve, III and wife, Amanda Reeve have assumed and agree to pay the unpaid balance of an original indebtedness of $65,000.00 secured by deed of trust of record in Book 5394, page 729, Register's Office for Davidson County, Tennessee,

I, LeRoy A. Reeder, unmarried,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Brooke Reeve, III and wife, Amanda Reeve,

*certain real estate in Davidson County, Tennessee, as follows:* *the Grantees herein, their (successors), heirs and assigns,*

Land in Davidson County, Tennessee, being lot No. 1 of Lealand Manor, Third Addition, a part of the Overton Lea Estate, described according to a survey made by William A. Pitts, Surveyor, February 1, 1947, as follows:
Beginning on the southerly margin of Overton Lea Road at the northeast corner of the property conveyed to Walton S. Stamps and wife, by deed from F. N. McNeill, Jr., Executor and Trustees, of record in Book 1912, page 28, Register's Office for said County, being the corner of Lots Nos. 1 and 2; thence with the line between said two lots, south 6 degrees 50' west 474.1 feet to the northerly margin of Ridge View Drive; thence with same, westwardly 223.26 feet to the beginning of a curve; thence around said curve in a northwesterly direction 106.54 feet to the easterly margin of said Ridge View Drive; thence with the same northwardly 518.24 feet to the beginning of a curve; thence around said curve with a radius of 30 feet, northeastwardly 45.45 feet to the southerly margin of Overton Lea Road; thence with same, eastwardly 189.37 feet to the beginning.
The above described property was conveyed to LeRoy A. Reeder by deed from Richard Miles Wright, III, et al, of record in Book 5394, page 727, Register's Office for said County.

This conveyance is made subject to a 100-foot minium building setback line from Overton Lea Road and on the south end fronting Ridge View and 40-foot on the west side of Ridge View Drive, and easements for public utilities and an owner's certificate, as shown on the unrecorded plan of Lealand Manor; and to restrictive covenants of record in Book 1941, page 492, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater for this transfer is $ 120,000.00

Subscribed and sworn to before me, this the 26th day of July 19 82.

Affiant

My commission expires: 4/8/84 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1117 Overton Lea Road, Nashville, TN 37220
(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.*, except as above set out, and taxes for 1982 which are prorated and assumed by the purchasers.

*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* 26th *day of* July, *19* 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

LeRoy A. Reeder

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5915 PAGE 481

*Personally appeared before me,* Mary Emery *, a Notary Public in and for said County and State,* LeRoy A. Reeder

*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* Nashville, Tennessee,
*this* 26th *day of* July, *19* 82.

*Commission expires* 4/8/84 Mary Emery Notary Public

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*.....

H 01308

IDENTIF. REFERENCE

JUL 28 4 09 PM 1982

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238 40887

**WARRANTY DEED**

FROM
LeRoy A. Reeder

TO
Brooke Reeve, III and wife,
Amanda Reeve

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5915 PAGE 482

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 120000.00- CO | |
| | | | 312.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 318.50- |
| | | | 9931A07/26/82 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H01308
Submitted by reference
JUL 26 4:04 PM '82
Filed & Recorded
Davidson County

**No.** 893409