PREPARED BY: Linda W. Knight
Martin & Cochran
P. O. Box 3420
Nashville, Tennessee 37219
telephone: 259-2255

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. & Mrs. Timothy M. Reece	Mr. & Mrs. Timothy M. Reece	63
(NAME)	(NAME)	
1209 Neelys Bend Road	1209 Neelys Bend Road	Par. 176
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I, Teresa O. Nichols, a single woman,

have this day bargained and sold, and do hereby transfer and convey unto the said Timothy Mark Reece and wife, Cheryl Rene Reece *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A tract of land in the 11th, formerly the 19th, Civil district of Davidson County, Tennessee, being Lot No. 1 of the Ben C. Donnell property, and described according to a survey made by Bruce Rainey & Assoc., Land Surveyors, dated June 26, 1978, and more particularly described as follows:

BEGINNING at an iron pin in the north right of way of Menees Lane, said point being the southeast corner of Tommy B. Key's property; thence in a northerly direction N 6° 22' 29" E 603.99 feet to an iron pin; thence in an easterly direction S. 81° 27' 54" E 100.00 feet to a point; thence in a southerly direction S 6° 22' 04" W 600.07 feet to a point; thence in a westerly direction N 83° 42' 33" W 100.00 feet to the point of beginning, containing 1.38 acres, more or less.

Being the same property conveyed to Terry Lee Nichols and wife, Teresa O. Nichols, by deed from Ben C. Donnell and wife, Anita K. Donnell of record in Book 5347, page 337, Register's Office for Davidson County, Tennessee; and all of the right, title and interest of Terry Lee Nichols in and to such property having been conveyed to Teresa O. Nichols by deed of record at Book 5784, page 420, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions:

1. Ten foot easement for public utility purposes along the westerly line of said property.

2. 1984 ad valorem taxes, which are a lien but not yet due and payable.

3. The Grantees, for themselves and their heirs, successors and assigns, in accepting this deed, covenant and agree that the following restrictions on the use of the property herein conveyed shall be valid and binding, and may be, unless released in whole or in part by a writing executed by all of the then owners of property immediately adjoining that herein conveyed, enforced by any such owner:

   For a period of twenty (20) years from the date hereof: the property herein conveyed shall not be subdivided; no business or commercial use shall be permitted thereon; only one private dwelling or residence, and usual and customary outbuildings such as a garage shall be erected thereon; and only one family shall at any one period of time use and occupy the said property and improvements

erected thereon, and such use and occupancy shall be solely as a residence for such family.

BOOK 6312 PAGE 383

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 5,000.00

Timothy M. Reece

Affiant

Subscribed and sworn to before me, this the 6th day of June, 19 84

Teresa A. Nichols

Notary Public

My commission expires: 4-19-87
(Affix Seal)

unimproved XX
This is improved ( ) property, known as 514 (House Number) Menees Lane (Street), Madison (P.O. Address), TN 37115 (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 MAY 25TH *day of* MAY, 1984, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Timothy M. Reece
Cheryl Rene Reece
Timothy Mark Reece and
Cheryl Rene Reece

Teresa O. Nichols
Teresa O. Nichols, a single woman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Teresa A. Sims, a Notary Public in and for said County and State, the within named Teresa O. Nichols, a single woman

BOOK 6312 PAGE 367

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 Madison, Tennessee, this 25th day of May, 1984.

Teresa A Sims
Notary Public.

Commission Expires 4-19-87.

TERESA A. SIMS NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Teresa A. Sims, a Notary Public in and for said County and State, the within named Timothy Mark Reece and Cheryl Rene Reece

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 Madison, Tennessee, this 25th day of May, 1984.

Teresa A Sims
Notary Public.

Commission Expires 4-19-87.

TERESA A. SIMS NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 .....

WARRANTY DEED

FROM

TO

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

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUN 11 9 29 AM '84

IDENTIF. REFERENCE

I 2 8 0 6 5

BOOK 6312 PAGE 369

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6312 PAGE 369

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
			150[illegible].00- CONT.	
			39.00 CSTAX	
			.50 PRFEE	
			5.00 MSCEL	
			CHECK	49.50-
3747456/11/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 8 0 6 5

IDENTIF. REFERENCE T

JUN 11 9 29 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0042784