THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

B048

ADDRESS NEW OWNER:
Timothy J. Reynolds
704 Harpeth Parkway W.
Nashville, TN 37221

SEND TAX BILLS TO:
Atlantic Coast Mortgage Co.
3819 S. George Mason Dr
Suite G
Baileys Crossroads, VA. 22041

MAP-PARCEL NUMBERS:
9D-28672
142-14-23

WARRANTY DEED

BOOK 6636 PAGE 449

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard I. Smith and wife, Juanita T. Smith

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Timothy J. Reynolds and wife, Jean K. Reynolds

hereinafter called the Grantee, Grantee's 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. 36 on the plan of Section 1, Harpeth Valley Park, of record in Book 3600, pages 93 and 94, Register's Office for said County.

SAID Lot No. 36 fronts 95.8 feet on the northerly margin of Harpeth Parkway W. and extends back 230 feet on the northwesterly line and 229.6 feet on the southeasterly line to a dead line in the rear, measuring 145 feet thereon.

BEING the same property conveyed to Richard I. Smith and wife, Juanita T. Smith by deed from Charles F. McMinn and wife, Louise B. McMinn, of record in Book 6099, page 823, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3857, page 858, said Register's Office, and to the matters set forth in the above referenced plan of record.

3063 IDENTIFICATION REFERENCE

AUG 22 10 57 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 704 Harpeth Parkway W., Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of July, 1985.

Juanita T. Smith

Richard I. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of July, 19 85, before me personally appeared Richard I. Smith and wife, Juanita T. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6636 PAGE 450

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 83,500.00 .

Juanita J. Reynolds
Affiant

Subscribed and sworn to before me, this the 20th day of August, 19 85.

My Commission Expires: 10-24-88

_____
Notary Public

PERCY ILVEY, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Richard I. Smith and wife, Juanita T. Smith

to:
Timothy J. Reynolds and wife, Jean K. Reynolds

Return to: cg

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 23818

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6636 PAGE 451

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

83500.00- CAMT.
217.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 223.60-
9936A08/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30633

IDENTIFICATION REFERENCE

AUG 22 10 57 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165837