BOOK 6963 PAGE 403

WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

Address of New Owner(s):	Mortgagee:	Map-Parcel Nos.
John A. Reid and wife, Barbara J. Reid	none	127-212
117 OLD HICKORY BLVD NASHVILLE, TN 37221		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 22,000.00.

Affiant

Subscribed and sworn to before me this 29th day of August, 1986.

Notary Public

Commission expires: 1/21/90

36644

INDEXED REFERENCE
Aug 29 10 11 AM '86
FILED & RECORDED
DAVIDSON COUNTY, TENN.

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, WILLIE K. DAVIS and wife, BARBARA T. DAVIS, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN A. REID and wife, BARBARA J. REID, hereinafter referred to as Grantees, their heirs, successors 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. 22 on the Plan of Saddle Ridge, Section 2 of record in Book 5200, Pages 366 and 367, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly margin of Steeplechase Court, said point being the common corner of Lots 22 and 23; thence leaving said margin running in a northerly direction along the western boundary of Lot 22, N 23° 01' 25" West, a distance of 346.03 feet to a concrete monument, said monument being the northwest corner of Lot 22, and a common corner with Lot 23; thence N 56° 41' 01" East, a distance of 473.75 feet to a concrete monument, said monument being the northeast corner of Lot 22; thence South 39° 50' 22" East, a distance of 310.00 feet to a point; thence, South 48° 33' 55" West, a distance of 535.45 feet to a point on the margin of Steeplechase Court around a curve to the left, a distance of 62.57 feet to a point, said point being the point of beginning.

Being the same property conveyed to Willie K. Davis by Deed from Willie K. Davis, Trustee of record in Book 6002, Page 77 and by Deed from G. William Davis of record in Book 6002, Page 84, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants contained in instrument of record in Book 5660, page 823, Register's Office for Davidson County, Tennessee, Plan of Record in Book 5200, pages 366, 367, Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Steeplechase Court and a 10 foot easement for public utility and drainage purposes along all lot lines except the margin of Steeplechase Court.

Subject also to a 2.5 x 75 foot utility anchor easement located on the southwest corner of said lot; and subject to an easement for common access from southerly line to the common corner of Lot 22 and the Willie K. Davis Future Development property of record in Book 4796, page 95, Register's Office for Davidson County, Tennessee.

Subject also to a 75' Tennessee Valley Authority right of way easement along the easterly line of said lot.

Barbara T. Davis, wife of Willie K. Davis, joins in the execution of this conveyance for the express purpose of conveying and releasing any right she may have as a result of her marital status.

This is unimproved/improved property, known as Lot #22, Saddle Ridge Estates, Section II, Davidson County, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove set forth, and taxes for the year 1986 which the Grantees herein assume and agree to pay.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of August, 1986.

Willie K. Davis

Barbara T. Davis

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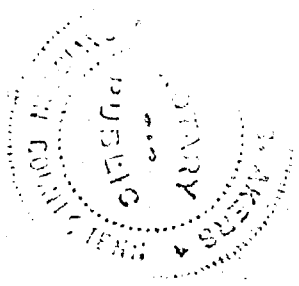
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth E. Dalton, a Notary Public, Willie K. Davis and wife, Barbara T. Davis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 7th day of August, 1986.

Ruth E. Dalton
Notary Public

My Commission Expires:
[illegible]



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

RECEIVED OF _____

FOR _____

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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

22000.00 CAMT.
61.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 71.10
5865A08/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 6 6 4 4

IDENTIF. REFERENCE

Aug 29 10 11 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288809