This instrument was prepared by:
ROBERT L. ENGLISH
Attorney at Law
Springfield, Tennessee

Send tax bills to:
National Mortgage Co
4041 Knight Arnold
Memphis, TN 38118
42-12-48 Map & Par

Mortgagee: Tennessee Housing Development Agency
John Randy Lee and wife, Mary J. Lee
119 Vandiver Ave.
Madison, TN 37115

WARRANTY DEED

BOOK 7133 PAGE 853

THIS DEED OF CONVEYANCE, executed and delivered by DONNIE REED and wife, SHEILA REED, hereinafter called the Grantors; to JOHN RANDY LEE and wife, MARY J. LEE, hereinafter called the Grantees;

WITNESSETH: That for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, we, the said Grantors, have this day bargained and sold and do hereby sell, transfer and convey unto the said Grantees, survivor and assigns, the following described real property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 of Block "A" of an unrecorded plan of Myatt-Eagan Subdivision, said Plan being a part of the Anderson Estates, of record in Book 1130, page 37, said Register's Office, and said lot of said unrecorded plan being described according to a survey made by Harvey Gee, Surveyor, dated August, 1947, as follows:

BEGINNING at a point in the Westerly side of Vandiver Drive, said point being the common corner of Lot No. 25 and 26 and said point being located 681.4 feet North of a monument at the Northwest corner of Old Hickory Boulevard and Vandiver Drive; thence Westerly with the dividing line between Lots No. 25 and 26, 127.2 feet to a point, said point being the common corner of Lots Nos. 25, 26, 16 and 17; thence Northerly with the dividing line between Lots Nos. 26 and 17, 51.2 feet to a point, said point being the common corner of Lots Nos. 17, 18, 24 and 25; thence Easterly with the dividing line between Lots Nos. 24 and 25, 115.2 feet to a point on the Westerly margin of Vandiver Drive; thence Southerly with the Westerly margin of Vandiver Drive, 50 feet to the point of beginning.

AND BEING the same property conveyed to Donnie Reed and Sheila Reed by Samuel J. Pierce, Jr., Secretary of Housing and Urban Development, of record in Book 6363, page 398, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns. The said Grantors covenant with the said Grantees, survivor and assigns: 1) That they are lawfully seized in fee of said land; 2) That they have a good and perfect right to make this conveyance; 3) That said land is unencumbered; and 4) That they will warrant and defend the title in and to said land against the lawful claims and demands of all persons, whomsoever.

BOOK 7133 PAGE 854

POSSESSION shall be given with delivery of deed.

TAXES for the year 1987 shall be pro-rated to date of deed.

DATED this 23rd day of January, 1987 at Springfield, Tennessee.

Donnie Reed
DONNIE REED

Sheila Reed
SHEILA REED

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONNIE REED and wife, SHEILA REED, bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes contained therein.

Witness my hand and seal of office this 23rd day of January, 1987 at Springfield, Tennessee.

BOOK 7133 PAGE 855

My commission expires: 9/11/89.

Myra W. Hester
NOTARY PUBLIC

* * * * * *

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property or interest in property transferred, whichever is greater, is $34,900.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Mary J. Lee
AFFIANT

Subscribed and sworn to before me, this 23 of January, 1987

Myra W. Hester
~~REGISTER~~ or NOTARY PUBLIC

My commission expires: 9/11/89.

92652

IDENTIFICATION REFERENCE

FEB 11 9 32 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7133 PAGE 856

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

$34900.00- CAMT.
97.78 CSTAX
.50 PREC
9.00 WDEED
CHECK 107.28-1
917402/1787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92652

IDENTIFICATION REFERENCE

FEB 11 9 32 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 44557