THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

WARRANTY DEED

8200 04/26 0101 03CHECK 233.50

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
Calvin Dwight Redding 4941 Brick Church Pike Goodlettsville, Tn. 37072	SAME AS NEW OWNER	Map 24 Par. 64 10D-28830

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ESTATE OF SAM REDING, a/k/a SAMUEL T. REDING, by and through its Executor, CHARLES REDDING, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said CALVIN DWIGHT REDDING, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land in Davidson County, Tennessee, being described according to a survey by David Demerich dated December 15, 1987, as follows:
BEGINNING at an iron pin in the easterly right of way of Brick Church Pike said point being the northeasterly corner of herein described property, thence with Elkins the following calls: South 75 degrees 35' 38" East, 224.62 feet to an iron stake, thence North 1 degree 21' 11" East, 179.54 feet to an iron pin, thence with Knox the following calls: South 76 degrees 19' 9" East, 930.31 feet to an iron pin, thence North 16 degrees 31' 20" East, 93.04 feet to an iron pin, thence South 72 degrees 14' East, 67.88 feet to an iron pin, thence with Drake, South 7 degrees 8' 39" W. 1,225.98 feet to an iron pin, thence with Phelan, North 83 degrees 9' 3" West, 1,218.64 feet to an iron pin, thence with Phelan and Cox, North 6 degrees 40' 22" East 888.95 feet to an iron pin in the easterly right of way of Brick Church Pike, thence with the easterly right of way of Brick Church Pike, North 11 degrees 4' 18" East 220.25 feet to the point of beginning, said parcel containing 33.2 acres, more or less.
Being the same property conveyed to Sam Reding, a/k/a Samuel T. Reding and wife, Ola Reding by deed of record in Book 1284, page 293, Register's Office, Davidson County, Tennessee, and the said Ola Reding died intestate a citizen and resident of Davidson County, Tennessee at which time the property became vested in Sam Reding, a/k/a Samuel T. Reding in fee simple, and the said Samuel T. Reding died testate, a citizen and resident of Davidson County, Tennessee and by the terms of his Last Will and Testament probated on April 9, 1987 and filed for record in Will Book 158, page 538 in the Probate Court for Davidson County, Tennessee, one acre of the said property was devised to Melvin Reding, and directed that the remainder of the property be sold by the Executor, Charles Redding, on such terms as the said Executor determined best for the property settlement of the deceased estate. And, Ronald K. Nevin, Attorney was appointed Guardian ad Litem for Melvin Redding, a/k/a Melvin Reding who is under a disability. And, by order of the Probate Court for Davidson

County, Tennessee in the case of IN RE: Melvin R. Reding, Sr., a/k/a Melvin R. Redding, Sr., Docket No. 70636 entered on March 11, 1988 in Minute Book 321, page 127 in the Office of the Clerk of the Probate Court for Davidson County, Tennessee, the court ordered all of the property hereinabove described, including the 1 acre devised to Melvin Reding, to be sold to Dewight Redding, a/k/a Calvin Dewight Redding for the sum of $80,000.00 and that a 1/33 interest of the net proceeds of said sale be paid to Ronald K. Nevin, Guardian for Melvin R. Redding, Sr. and the remaining net proceeds to be paid to Charles Redding, Executor of the estate of Samuel T. Reding.

Samuel T. Reding is one and the same person as Sam Reding.

Ola Reding is one and the same person as Ora Reding.

Melvin R. Reding is one and the same person as Melvin R. Redding, Sr.

Dwight Redding is one and the same person as Calvin Dwight Redding.

Thomas Redding, Harold Lewis Redding and Maxine Redding Wiggs, all of the heirs and beneficiaries of the estate of Samuel T. Reding, deceased, join in this conveyance to convey all right, title or interest in and to the property hereinabove described.

Ronald K. Nevin, Guardian for Melvin Reding, a/k/a Melvin R. Redding, Sr. joins in this conveyance to convey all the right, title or interest of Melvin Reding, a/k/a Melvin R. Redding, Sr. in the property hereinabove described, but the Guardian will not be bound individually under the warranties contained in this deed.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And, the Grantors do covenant with the said Grantee, that we are lawfully seized and possessed of said land in fee simple, have a good right convey it and warranty that the same is unencumbered, except (1) 1988 State & County taxes, a lien, assumed in full without proration by the Grantee and (2) Easement for right of way granted to Davidson County, Tennessee, of record in Book 1762, page 9 and Book 2445, page 517, said Register's Office.

And the, Grantors do further covenant and bind ourselves, our heirs and representatives to warranty and forever defend the title to the land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 22nd day of April, 1988.

Charles E. Redding
CHARLES REDDING, individually and Executor of Estate of Samuel T. Reding, deceased

Thomas Redding
THOMAS REDDING

Harold Louis Redding
HAROLD LOUIS REDDING

Ronald K. Nevin
RONALD K. NEVIN, Guardian ~~XX XXXXX~~ for Melvin Reding, a/k/a Melvin R. Redding, Sr.

Maxine Redding Wiggs
MAXINE REDDING WIGGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS REDDING, HAROLD LOUIS REDDING, MAXINE REDDING WIGGS and CHARLES REDDING, individually and Executor of Estate of Samuel T. Reding, deceased, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 22nd day of April, 1988.

Diaime M. Cathey
NOTARY PUBLIC

My Commission Expires: 1/25/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD K. NEVIN, Guardian ~~XXXXXXXX~~ for Melvin Reding, a/k/a Melvin R. Redding, Sr., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained for and on behalf of Melvin R. Redding, Sr.

WITNESS my hand and official seal this the 22nd day of April, 1988.

Diaime M. Cathey
NOTARY PUBLIC

My Commission Expires: 1/25/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever greater, for this transfer is $80,000.00.

Calvin Dwight Redding
Affiant

Sworn to and subscribed before me, this the 22nd day of April, 1988.

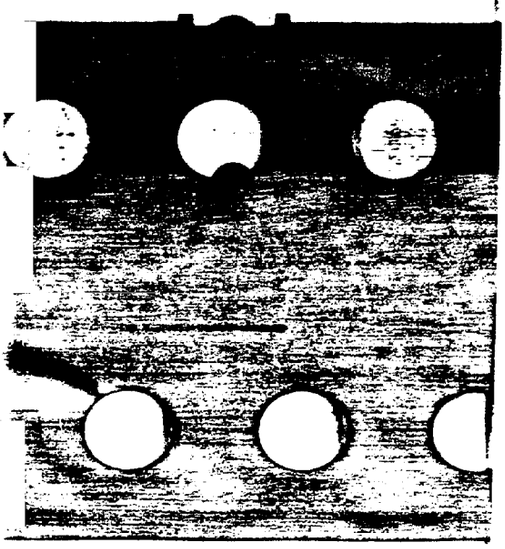
Diaime M. Cathey
NOTARY PUBLIC

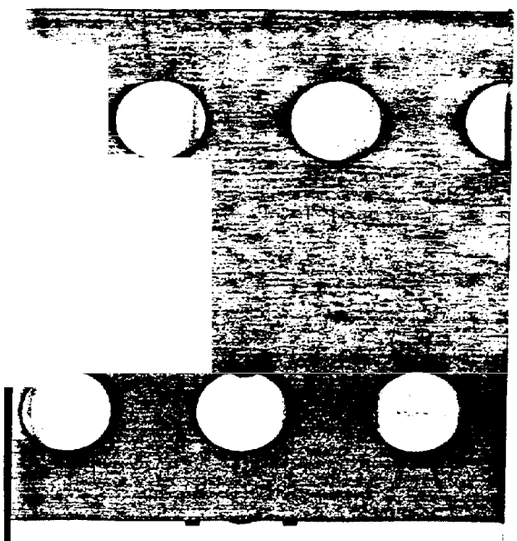
My Commission Expires: 1/25/92

APR 26 10 23 AM '88
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

24490





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7526 PAGE 194

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 80000.00
				CON TX 224.00
				PRFEE 0.50
				WDEED 9.00
				TOTAL 233.50
				CHECK 233.50
04/26/88	01			10:24 0001 8200

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24490

IDENTIFICATION REFERENCE

APR 26 10 23 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84290