Box 14

BOOK 7789 PAGE 917

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NUMBER
Rollie Reynolds 1010 Waverly Avenue Nashville, TN 37203	Same	105-09-0 283.00

This instrument prepared by: Denney, Lackey & Chernau (BAS)
P. O. Box 3429, Nashville, Tennesee 37219-0429

WARRANTY DEED

WHEREAS, Blue Ribbon Homes, Inc. is currently the record owner of the real property described in Exhibit A attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, Blue Ribbon Homes, Inc. was formerly a Tennessee corporation, but it has since dissolved and its charter is no longer active; and

WHEREAS, J. B. Guttman was the sole shareholder and director of Blue Ribbon Homes, Inc. and received the distribution of assets (including the Property) and undertook the liabilities of Blue Ribbon Homes, Inc. after the dissolution thereof; and

WHEREAS, through mistake or inadvertence, the Property was not conveyed by Blue Ribbon Homes, Inc. to Rollie Reynolds and wife, Rebecca Reynolds as it should have been; and

WHEREAS, J. B. Guttman now wishes to correct this matter by conveying the property by warranty deed to Rollie Reynolds and wife, Rebecca Reynolds; and

WHEREAS, J. B. Guttman warrants that he is currently the owner of the Property by virtue of the dissolution of Blue Ribbon Homes, Inc. and that he has all necessary authority, without the joinder of any other party, to convey the Property to Rollie Reynolds and wife, Rebecca Reynolds;

NOW, THEREFORE, FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, J. B. Guttman ("Grantor") has has bargained and sold, and hereby transfers and conveys to Rollie Reynolds and wife, Rebecca Reynolds ("hereinafter referred to collectively as Grantees"), their heirs and assigns, the Property.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained therein, are made expressly subject to real estate taxes for the current year.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons.

Executed this 27th day of February, 1989.

J B Guttman
J. B. Guttman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Twenty-One Thousand Eight Hundred Dollars and No Cents ($21,800.00).

Affiant

MARCH Subscribed and sworn to before me this 8th day of ~~February~~, 1989.

Katherine L. Wilson
Notary Public

My Commission Expires:

3-11-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Louise Watkins, a Notary Public in and for the State and County aforesaid, J. B. Guttman, with whom I am personally acquainted, and who upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 27th day of February, 1989.

Louise Watkins
Notary Public

My Commission Expires:

9-26-92

MAR 9 4 09 PM '89

152396

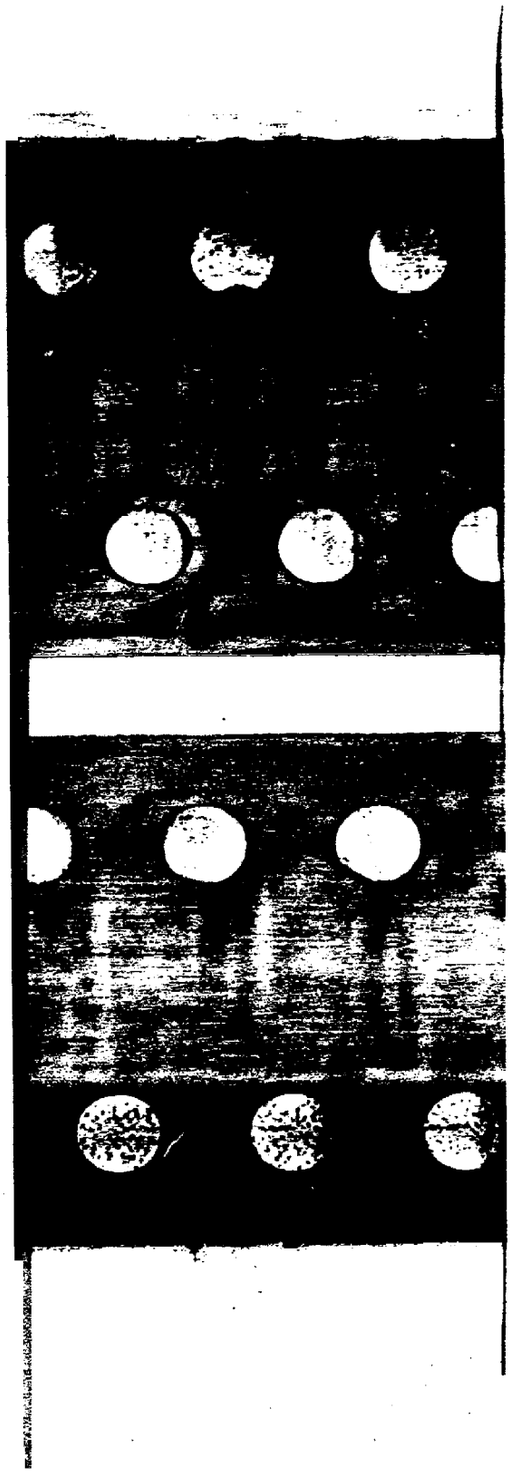
EXHIBIT A

Lans in Davidson County, Tennessee, being the west 31-3/4 feet more or less of Lot 11, Jones & Dudley's Addition, as of record in Book 57, page 147, Register's Office for said County.

Said part of said lot fronts 31.75 feet more or less on the northerly side of Waverly Avenue, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Blue Ribbon Homes, Inc. by deed of record in Book 3643, page 241, Register's Office for Davidson County, Tennessee.

4315 03/09 0101 03CHECK 81.44



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

RECEIVED OF _____

FOR _____

BOOK 7789 PAGE 920

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 21800.00
CON TX 71.94
PRFEE 0.50
WDEED 9.00
TOTAL 81.44
CHECK 81.44

03/09/89 01 16:11 0001 4315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15236

IDENTIFICATION REFERENCE

MAR 9 4 08 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 188861