This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

Mail

ADDRESS NEW OWNER:
Charles E. Reynolds
809 Montrose Ave
Nashville, TN 37204

SEND TAX BILLS:
Same

Map & Parcel: Map 048, Parcel 161

IDENTIF. REFERENCE

Nov 20 11 10 AM '89

8331U

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, part of which is the assumption of an indebtedness then having a principal balance of $11,271.00, secured by a certain Deed of Trust in favor of Larry D. Flatt and wife, Rae Jean Flatt, executed by Allan B. Kennedy and wife, Deborah K. Kennedy, recorded September 21, 1981 in Book 5796, page 801 of the Register's Office for Davidson County, Tennessee, and further secured by a certain Deed of Trust in favor of Larry D. Flatt and wife, Rae Jean Flatt, executed by Arthur H. Moreland and wife, Burma F. Moreland, for the same indebtedness but then having a principal balance of $10,495.74 of record in Book 6786, page 738 of the Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, we, ARTHUR H. MORELAND and wife, BURMA F. MORELAND, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHARLES E. REYNOLDS, a single person, hereinafter called the Grantee, his heirs and assigns, the following described property to wit:

A portion of land located in the Second Civil District (formerly the 13th Civil District), Davidson County, Tennessee and described as follows:

BEGINNING at a point approximately 142.1 feet south of McCool Road Southern right-of-way line and being on the Eastern margin of a private road (McCool Drive), thence North 87 deg. 02' East 41.8 feet to a point along property line of Leroy McCool, thence North 76 deg. 56' East 365.50 feet to a point, thence North 71 deg. 11' East 374.2 feet to a concrete monument, thence North 61 deg. 22' East 98.6 feet to an iron pin in the top of an oak stump, thence North 69 deg. 25' East 1,015.00 feet to a concrete monument being the Northeast corner, thence South 38 deg. 28' 39" West 1,296.98 feet to a concrete monument in the Northeast margin of McCool Drive, thence North 85 deg. 19' West 219.50 feet to a point, thence North 71 deg. 36' 30" West 133.87 feet to a point, thence North 57 deg. 54' West 254.86 feet to a point, thence North 61 deg. 11' 40" West 152.62 feet to a point, thence North 64 deg. 29' 20" West 317.23 feet

to the point of beginning, containing 14.929 acres, more or less.

Being the same property conveyed to Arthur H. Moreland and wife, Burma F. Moreland by deed from Allan B. Kennedy and wife, Deborah K. Kennedy, dated February 18, 1986 and being recorded in Book 6786, page 736 of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to an Agreement to Maintain by instrument of record in Book 5821, page 541, Register's Office for Davidson County, Tennessee.

The Buyer is aware and accepts the property with the understanding that the Metro Health Department will not issue a health permit for septic tanks on said property.

Taxes for 1989 are being pro-rated with the Grantee herein being responsible for paying taxes for 1990 and subsequent years.

5875 11/20 0101 03CHECK 71.02

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, his heirs and assigns forever; and the Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is unimproved property located at McCool Road, Nashville, Tennessee.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 17 day of November, 1989.

Arthur H. Moreland
ARTHUR H. MORELAND

Burma F. Moreland
BURMA F. MORELAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ARTHUR H. MORELAND and wife, BURMA F. MORELAND, the within named bargainors with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 16 day of November, 1989.

My Commission Expires:
10 9 91.

Joe D. Adams
NOTARY PUBLIC

JOE D. ADAMS NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is NINETEEN THOUSAND THREE HUNDRED FIFTY-ONE AND 39/100 ($19,351.39) DOLLARS.

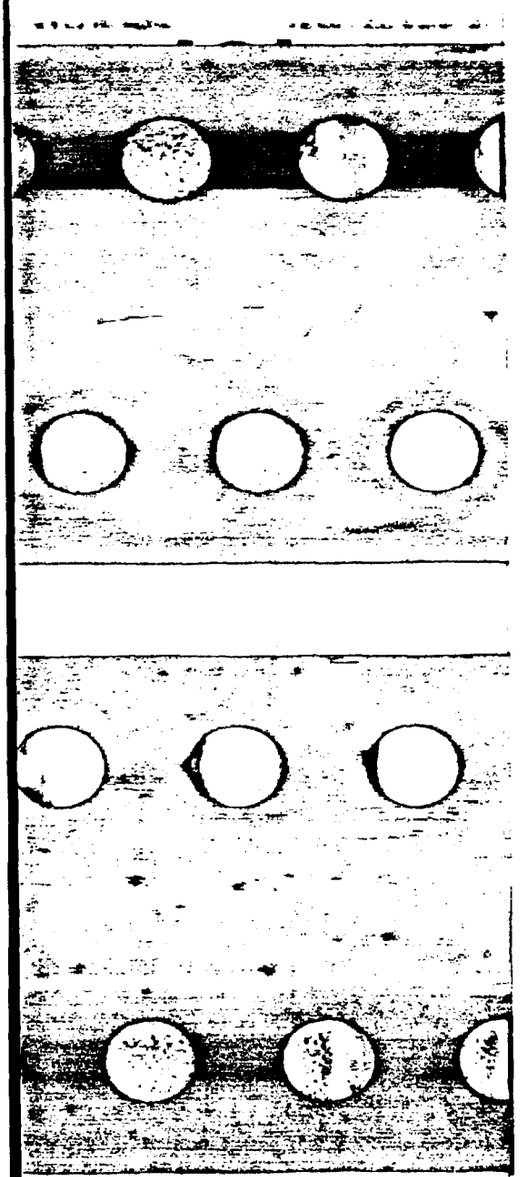
Arthur H. Moreland
AFFIANT

Subscribed and sworn to before me this the 16 day of November, 1989.

My Commission Expires:
10 9 91.

Joe D. Adams
NOTARY PUBLIC

JOE D. ADAMS NOTARY PUBLIC DAVIDSON COUNTY



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7987 PAGE 526

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 19351.39
CON TX 64.02
PRFEE 1.00
WDEED 6.00
TOTAL 71.02
CHECK 71.02

11/20/89 01 11:08 0001 5875

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83310

IDENTIF. TREFERENCE

Nov 20 11 10 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 288887