BOOK 8213 PAGE 676

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Bruce Scott Reynolds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 19 90

Judith Kinsel
Notary Public

MY COMMISSION EXPIRES: 7-3-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd - Suite 105, Nashville, TN 37214 | 111 West College Street, Murfreesboro, TN 37130 | 218 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce Scott Reynolds (NAME)	Guaranty Trust Company (NAME)	MAP 131-4
1142 Duncanwood Drive (ADDRESS)	P.O. Box 1218 (ADDRESS)	PARCEL 221
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (CITY) (STATE) (ZIP)	16DA-38636

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sandra H. Englert now Sandra H. Hutts and husband, Joseph C. Hutts, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce Scott Reynolds and wife, Michelle L. Reynolds

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 1 on the Map of Duncanwood Subdivision, as of record in Book 1424, page 139, Register's Office for said County.

Said Lot No. 1 begins at a point in the northwesterly margin of Brookmeade Drive, the common front corner of Lots Nos. 1 and 2; thence northerly 163.9 feet to a point, the common rear corner of Lots Nos. 1 and 2; thence southerly 246.3 feet to a point in the northerly margin of Duncanwood Drive; thence with the margin of same easterly 71.74 feet to a point, the beginning of a curve, thence 28.06 feet around said curve, having a radius of 20 feet, to a point in the westerly margin of Brookmeade Drive; thence northeasterly 146.4 feet along a curve on the westerly margin of said drive to the point of beginning.

Being the same property conveyed to Sandra H. Englert by deed from James G. Ewing and wife, Alice C. Ewing of record in Book 5513, page 478, Register's Office for Davidson County, Tennessee. The said Sandra H. Englert now being married and being one and the same as Sandra H. Hutts.

This conveyance is subject to any and all existing easements and restrictions of record.

Joseph C. Hutts, Jr., husband of Sandra H. Hutts, joins in this conveyance to convey any and all interest he may have in said property including but not limited to his marital interest.

unimproved ( )
This is improved (X) property, known as 1142 Duncanwood Drive, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 28th day of September, 19 90

Sandra H. Hutts
Sandra H. Hutts

Joseph C. Hutts, Jr.
Joseph C. Hutts, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra H. Englert now Sandra H. Hutts and husband, Joseph C. Hutts, Jr.

the bargainor s, 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 therein contained. Witness my hand and official seal at Nashville Tennessee, this 28th day of September, 19 90.

Commission expires 7-13-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

63489

IDENTIF. TREFERENCE

OCT 9 8 08 AM '90

FELIX Z. MCLEAN, JR.
DAVIDSON COUNTY TN.

WARRANTY DEED

FROM
Sandra H. Hutts and husband, Joseph C. Hutts, Jr.

TO
Bruce Scott Reynolds and wife, Michelle L. Reynolds

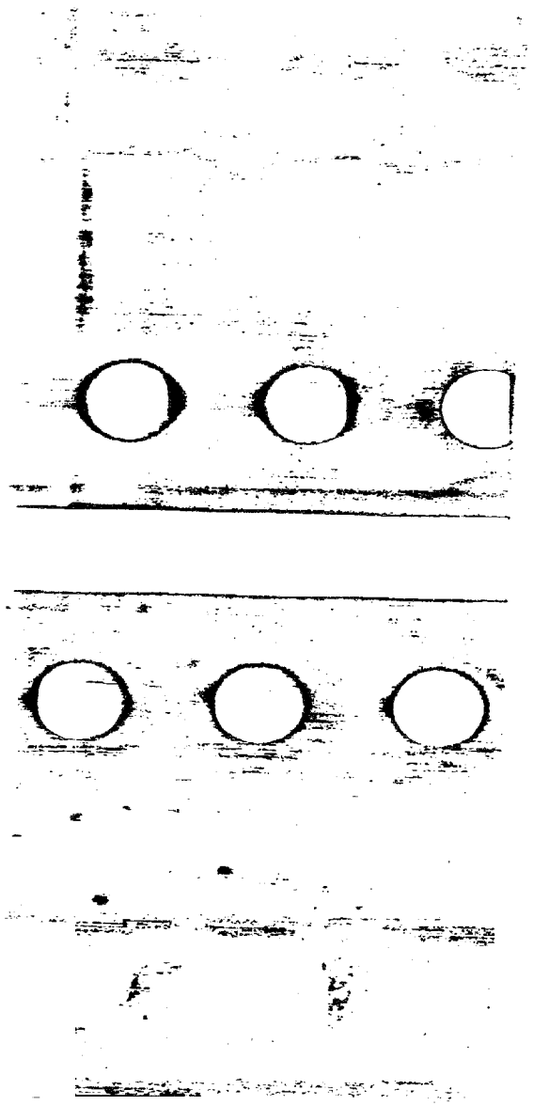
RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405 Nashville, Tennessee 37214
☐ 111 W. College Street Murfreesboro, Tennessee 37130
☐ 719 N. Second Street Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

84.79 10/09 0101 03CHECK 370.00

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 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	
	110000.00
CON TX	363.00
PRFEE	1.00
WDEED	6.00
TOTAL	370.00
CHECK	370.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/09/90 01 08:10 0001 8479

63489

IDENTIF. REFERENCE

OCT 9 8 09 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 362747