THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $76,000.00.

Affiant

Subscribed and sworn to before me this 21st day of February, 1992.

Notary Public

My Commission Expires: 1-23-94

Address New Owner:	**Send Tax Bills to:**	**Map & Parcel Nos.**
ROBERT L. REASONER and wife, DELORES A. SANDERS 1412 Stratton Avenue Nashville, Tennessee 37206	FIRST TENNESSEE BANK P.O. Box 1000 Dept. 47 Memphis, Tennessee 38148	MAP 83-05 PARCEL 405 23W 09745

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY SIX THOUSAND AND 00/100 ($76,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **THE DEVISEES UNDER THE WILL AND HEIRS AT LAW OF ISABELLE ESTELLE CALHOUN, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ROBERT L. REASONER and DELORES A. SANDERS, both unmarried, as Joint Tenants With Rights of Survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land [illegible] 291.20 State of Tennessee, described as follows, to-wit:

BEING Lot No. 4 and the westerly 10.0 feet of Lot No. 5 on the Map of the Subdivision of C. F. Ordway's Home Place, of record in Book 57, page 88, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 and part of Lot No. 5 front together 90.0 feet on the southerly side of Stratton Avenue and run back between parallel lines, with the easterly margin of an alley, 233.0 feet to an alley in the rear.

BEING the same property conveyed to Isabelle Estelle Calhoun by deed from Foy Dell Calhoun of record in Book 4897, page 591, Register's Office for Davidson County, Tennessee; the said Isabelle Estelle Calhoun having since died testate and her Will of record in Will Book 177, page 98, devising the proceeds from the sale of subject property to Walter Anderson, Jackie A. Johnson, Betty Yates, Virginia Elam, Radnor Baptist Church and Woodland Presbyterian Church and leaving Marguerite Anderson, Betty Givens Yates, Virginia McDaniel Elam and Frances McDaniel Stewart as her only heirs at law. The said Frances McDaniel Stewart joins in this conveyance for the purpose of acquiescing and acknowledging that she has no interest in the estate of Isabelle Estelle Calhoun and therefore makes no warranties of title.

This is improved property known as 1412 Stratton Avenue, Nashville, Tennessee 37206.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of C. F. Ordway's Home Place, of record in Book 57, page 88, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs, successors 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of February, 1992.

Marguerite Anderson
MARGUERITE ANDERSON,
individually and as Executrix

Walter Anderson
WALTER ANDERSON

Jackie A. Johnson
JACKIE A. JOHNSON

Betty Givens Yates
BETTY GIVENS YATES

Virginia McDaniel Elam
VIRGINIA McDANIEL ELAM

Frances McDaniel Stewart
FRANCES McDANIEL STEWART

RADNOR BAPTIST CHURCH, INC.

BY: John Durham

TITLE: PASTOR

WOODLAND PRESBYTERIAN CHURCH

BY: Wendy Patterson

TITLE: secretary

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 MARGUERITE ANDERSON, individually and as Executrix, WALTER ANDERSON, JACKIE A. JOHNSON, BETTY GIVENS YATES, VIRGINIA ELAM and FRANCES McDANIEL STEWART, the 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 therein contained.

Witness my hand and official seal this 21st day of February, 1992.

Notary Public

My Commission Expires:

[redacted]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared PAUL DUCHAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be PASTOR of RADNOR BAPTIST CHURCH, INC., the within named bargainor, and that he as such PASTOR, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as PASTOR.

WITNESS my hand and official seal this 21st day of February, 1992.

Notary Public

My Commission Expires:

2-23-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared RANDY PATTERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be SECRETARY of WOODLAND PRESBYTERIAN CHURCH, the within named bargainor, and that he as such SECRETARY, executed the foregoing instrument for the purposes therein contained, by signing the name of the Church by himself as SECRETARY.

WITNESS my hand and official seal this 21st day of February, 1992.

Notary Public

My Commission Expires:

2-23-94

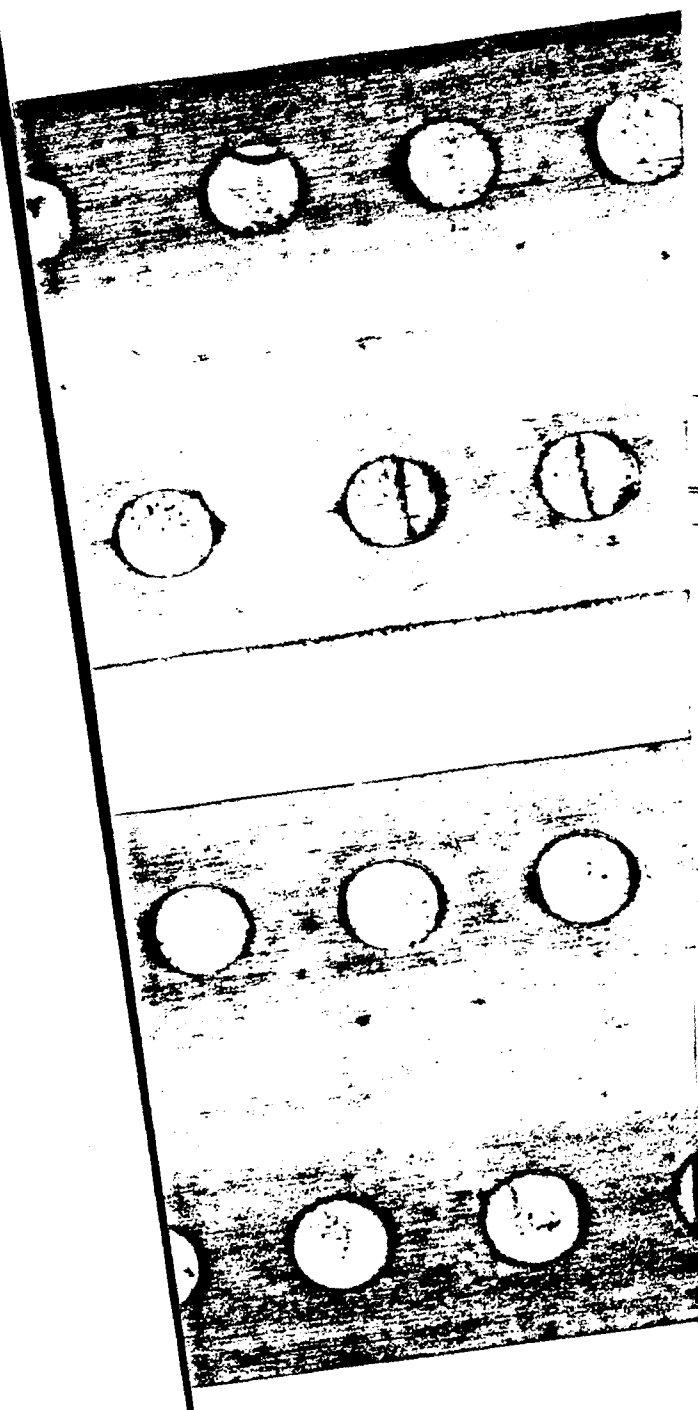
9.5:1:6.9:

IDENTIFICATION REFERENCE

MAR 24 11 34 AM '92

MAIL ENV.

WILSON II REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 8582 PAGE 168

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

CAMT 76000.00
CON TX 281.20
PRFEE 1.00
WDEED 9.00
TOTAL 291.20
CHECK 291.20
03/24/92 01 11:34 0001 9684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95169

IDENTIFT REFERENCE

MAR 24 11 34 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 514077