WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

THIS INDENTURE, made and entered into as of the **2nd** day of **February, 1993** by and between

John H. Cates and Lynn S. Cates, Husband and Wife ,

hereinafter referred to as Grantor, and

Lee Allen Reynolds ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3, on the plan of the Resubdivision of Lots 17 and 18 Section I, West Meade Farms, Inc., of record in Book 7900, Page 53, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description thereof.

Being a portion of the property conveyed to John H. Cates and wife Lynn S. Cates by deed of record in Book 5686, Page 742, said Register's Office.

This conveyance includes all of the Grantor's rights, title, and interest in the Easement from Thomas K. Sanders and wife Pamela Joyner Sanders recorded herewith.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

8855 5.

IDENTIFICATION REFERENCE

FEB 3 8 46 AM '93

DAVIDSON COUNTY, TN

John H. Cates

Lynn S. Cates

Lynn S. Cates

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INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **John H. Cates and Lynn S. Cates, Husband and Wife**, the within named 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, at office, this **2nd** day of **February, 1993.**

Notary Public

Commission Expiration: 11-27-93

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$274,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **2nd** day of **February, 1993.**

Notary Public

Commission Expiration: 11-27-93

3661 02/0 010 03 CHK 1022.80

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd., Nashville, TN 37215	Lee Allen Reynolds 6310 East Valley Road Nashville, TN 37205	6310 East Valley Road Nashville, TN 37205 MAP PARCEL NUMBER 129-03-21

WD-NEW.DOC
File No. 93-039

Anderson & Jordan
Title Co. T.G. No.

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 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 274000.00
				CON TX 1013.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1022.80
				CHECK 1022.80
02/03/93	01			08:44 0001 8661

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8855 6 5

IDENTIFICATION REFERENCE

FEB 3 8 46 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 617193