ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Robert A. Reeder Linda S. Reeder 916 Patio Drive Nashville, TN 37214	~~Attn: Tax Dept.~~ Same	MAP and PARCEL 108-03-O-A-8.00

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Patricia A. Tallent, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Robert A. Reeder, unmarried, and Linda S. Reeder, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium unit and lot in Davidson County, Tennessee, described as follows: Lot No. 8, Unit No. 9, in a Horizontal Property Regime, as shown on the Condominium Site Plan of Phase II of Section 3, Patio Villa, as of record in Plat Book 5200, Page 495, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Patricia A. Tallent, unmarried, by deed from TennReal, Inc. of record in Book 6236, Page 47, Register's Office, Davidson County, Tennessee.

This is property with a common address of 916 Patio Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5200, Page 495, said Register's office and all matters therein; 3) Correction Master Deed of record in Book 5970, Page 829, as rerecorded in Book 6014, Page 978, said Register's office; 4) First Amendment to By-Laws of record in Book 6406, Page 799, said Register's office; 5) Patio Villa Rules & Regulations of record in Book 7266, Page 827, said Register's Office.

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.
94 FEB -2 AM 9:47
IDENTIF. & REFERENCE
13827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $37,500.00

Robert A. Reeder
Affiant

Subscribed and sworn before me this 31st day of January, 1994.

Notary Public

My Commission Expires: 7/22/94

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors 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 set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **January, 1994.**

Patricia A. Tallent

Patricia A. Tallent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Patricia A. Tallent, unmarried** , with whom I am personally acquainted, or who 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 **31st** day of **January, 1994.**

Notary Public
My Commission Expires: 7/23/94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named _____, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of _____, and is authorized by _____ to execute this instrument on his/her behalf.

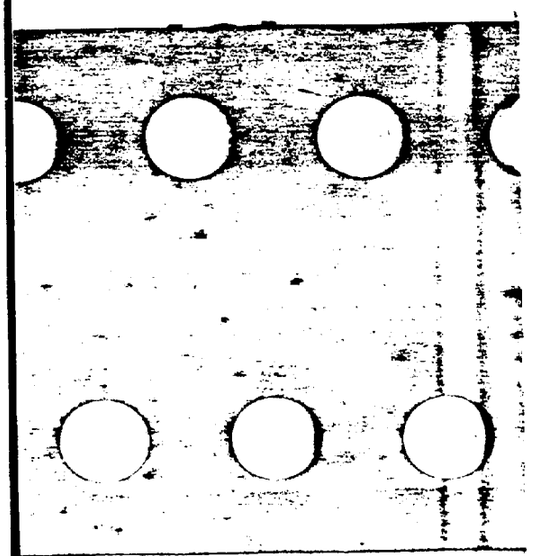
Witness my hand and official seal at **Nashville,**, Tennessee, this **31st** day of **January, 1994.**

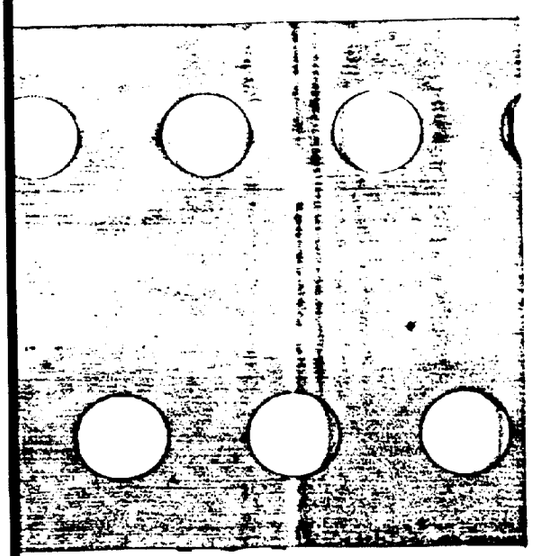
Notary Public
My Commission Expires:

File No. 9401-019

1341 02/02 0101 03CHECK 147.7

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9238 PAGE 294

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	37500.00
CON TX	138.75
PRFEE	1.00
WDEED	8.00
TOTAL	147.75
CHECK	147.75

02/02/94 01 09:41 0001 1341

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13827
IDENTIF. & REFERENCE

94 FEB -2 AM 9:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.752329