SDB

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

SPECIAL WARRANTY DEED

Address New Owner(s) as follows: ERIC B. REID ET UX, 3235 Masonwood Drive, Nashville TN 37207

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. Field Book No. 12DZ 33380, Map No. 50-10, Parcel No. 17.

For and in consideration of the sum of SIXTY SIX THOUSAND FIVE HUNDRED ($66,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, ADDIE AILENE CROWELL, Administratrix of the Estate of MARY MAUDE TROSKY, Deceased, hereinafter referred to as Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto ERIC B. REID and wife, GLORIA ANTIONETTE REID, their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property, known as 3235 Masonwood Drive, Nashville, Davidson County TN 37207.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, ERIC B. REID and wife, GLORIA ANTIONETTE REED, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as shown herein. Grantor does further covenant and bind herself/her heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by ADDIE AILENE CROWELL, Administratrix of the Estate of MARY MAUDE TROSKY,**

Deceased, and does not extend to any previous time thereto.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 24 day of May 1994.

Addie Ailene Crowell
ADDIE AILENE CROWELL, Administratrix of the Estate of MARY MAUDE TROSKY, Deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **ADDIE AILENE CROWELL, Administratrix of the Estate of MARY MAUDE TROSKY, Deceased,** with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument as Administratrix of the Estate of MARY MAUDE TROSKY, Deceased, for the purposes therein contained and being authorized to do so.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of May 1994.

Notary Public

My commission expires Nov 20, 1994

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $66,500.00.

Addie Ailene Crowell Affiant

Subscribed and sworn to before me this 24th day of May 1994.

Notary Public

My commission expires Nov 20, 1994

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

R1 Est III TROSKY.SWD

BOOK 9377 PAGE 973

EXHIBIT A

Certain real property located at and known as 3235 Masonwood Drive, Nashville, Davidson County, Tennessee, 37027, and being otherwise identified on Map 050-10-0, as Parcel No. 017.00, Field Book No. 12DZ 33380, and being more particularly described as follows, to wit:

Being Lot No. 777 on the Plan of Parkwood Estates, Section Four, as shown of record in Book 3300, pages 79 and 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 777 fronts 75 feet on the northerly side of Masonwood Drive and runs back between lines 148.8 feet on the easterly side and 142.5 feet on the westerly side to a line in the rear, measuring 79.4 feet thereon.

Being the same property conveyed to Hugo V. Trosky and wife, Mary C. Trosky, by deed from Louis E. Cooper and wife, Louise S. Cooper, as shown of record in Book 4419, page 49, said Register's Office.

The said Hugo V. Trosky is one and the same person as Hugo Vincent Trosky, who died 01 February 1992, in Madison, Davidson County, Tennessee.

The said Mary C. Trosky is one and the same person as Mary Maude Trosky, who died 07 May 1992, in Madison, Davidson County, Tennessee, at the age of 80 years.

The above described real property is being sold pursuant to and by Order of Sale signed and entered by the Probate Court on 24 May 1994, in the matter of The Estate of Mary Maude Trosky, Deceased, Probate Court for Davidson County, Tennessee, No. 99254, and shown of record in Minute Book 383, page 216, Probate Court.

This is improved property located at and known as **3235 Masonwood Drive, Nashville, Davidson County, Tennessee, 37027**.

60878

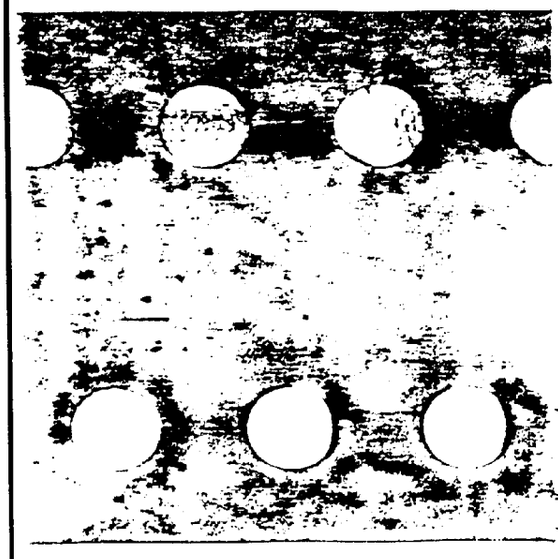
IDENTIFICATION REFERENCE

94 JUN 14 AM 11:03

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

5701 06/14 0101 03CHECK 259.05

R1 Sec. III.TROSKY.SWD



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

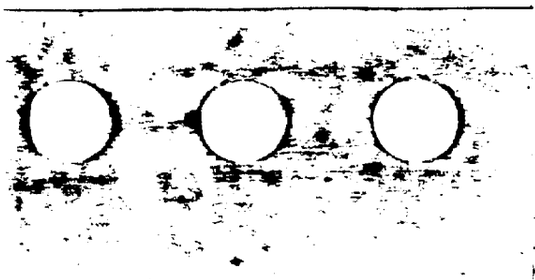
RECEIVED OF _____

FOR _____

BOOK 9377 PAGE 974

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

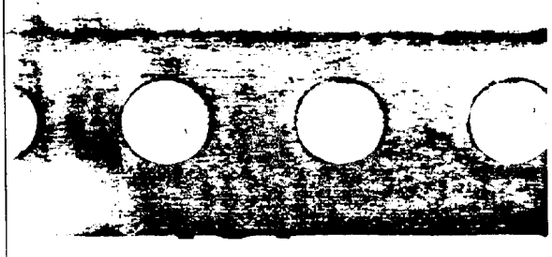
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	66500.00
CON TX	246.05
PRFEE	1.00
WDEED	12.00
TOTAL	259.05
[illegible]	259.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/14/94 01 11:03 0001 5901



60878
IDENTIF. & REFERENCE

94 JUN 14 AM 11:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 802648