19104

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 35935
Dav. Co. File: Box 8

94 DEC 21 AM 10:18

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

BOOK 9552PG 28

513B 12/21 0101 03CHECK 837.80

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David H. Furse Gunn E. Furse 600 Valley Trace Court Nashville, TN 37221	AmSouth Mortgage Company, Inc. 15 South 20 Street Birmingham, Alabama 35233

TAX MAP-PARCEL NUMBERS: 143-6A-52

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald R. Reed and spouse, Wanda V. Reed,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David H. Furse and spouse, Gunn E. Furse,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 18 on the plan of Phase Two Harpeth Trace Estates, of record in Book 5200, pages 556-558, said Register's Office.

SAID Lot No. 18, which is a corner lot, fronts 44.78 feet on the northerly margin of Valley Trace Court and fronts 46.75 feet on the westerly margin of Valley Trace Drive, said frontages being joined by a curve having a length of 34.66 feet, and extends back 131.73 feet on the northerly line and 142.72 feet on the southwesterly line to a dead line measuring 35.15 feet.

BEING the same property conveyed to Donald R. Reed and wife, Wanda V. Reed, by deed from Jerome L. Rosenblum, as to a 3/4 undivided interest and Bernard D. Goldstein, Trustee, with full power, as to a 1/4 undivided interest, of record in Book 6108, page 532, said Register's Office. Wanda V. Reed conveyed all of her interest in subject property to Donald R. Reed by quitclaim deed of record in Book 6460, page 949, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5120, Page 208; Book 5380, page 347 and Book 6094, page 718, said Register's Office, and to the matters set forth in the referenced Plan of record.

Wanda V. Reed, spouse of Donald R. Reed, joins in this conveyance solely for the purpose of waiving any marital interest she might have in the subject property.

This is improved property, known as: 600 Valley Trace Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of December, 1994.

Donald R. Reed

Wanda V. Reed

Donald R. Reed **Wanda V. Reed**

State of Tennessee
County of Davidson

On this 15th day of December, 1994, before me the undersigned authority, personally appeared **Donald R. Reed and Wanda V. Reed**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson

A F F I D A V I T

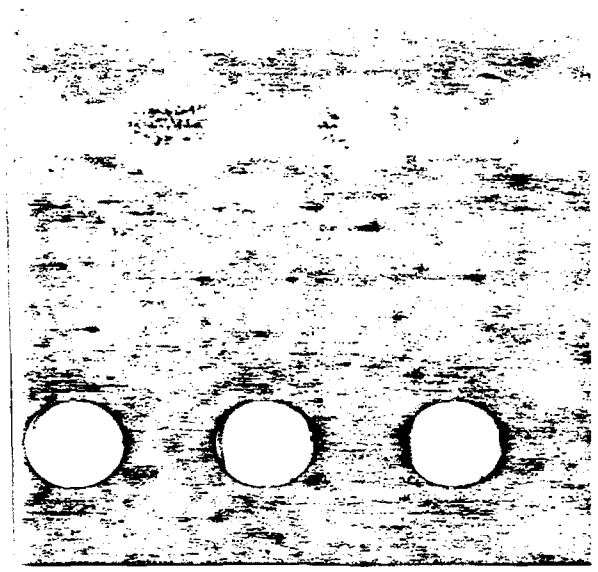
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 224000.00

Affiant

Sworn and subscribed before me on the 15th day of December, 1994.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

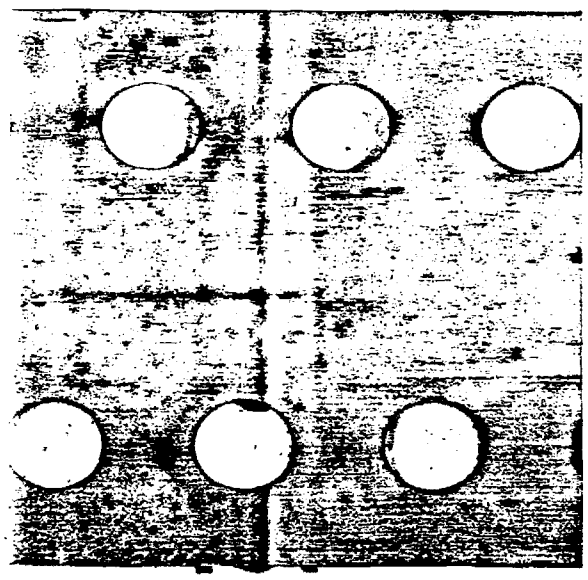
BOOK 9552 PG 30

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
224000.00
CON TX 828.80
PRFEE 1.00
WDEED 8.00
TOTAL 837.80
CHECK 837.80
12/21/94 01 10:19 0001 5158

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



19104
IDENTIF. & REFERENCE

94 DEC 21 AM 10:18
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 865087