SOB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9687 PG 724

ADDRESS NEW OWNER:
Steven A. Reynolds and Sherry L. Reynolds
2312 Castlewood Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Southeastern Mortgage of Tennessee, Inc.
565 Marriott Drive, Suite 250
Nashville, Tennessee 37214-5014

MAP AND PARCEL:
MAP 84-15
GROUP
PARCEL 42

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Timothy D. Townsend and wife, Nancy Townsend, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Steven A. Reynolds and wife, Sherry L. Reynolds, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee being Lot No. 76 on the Plan of Section II, Castlewood Estates, of record in Book 2331, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Timothy D. Townsend and wife, Nancy Townsend by deed from Robert F. Heap and wife, Dorothy Jean Heap, as of record in Book 6910, page 198, Register's Office for Davidson County, Tennessee.

This is improved property known as 2312 Castlewood Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 Metropolitan Government property taxes and subsequent years thereafter.
2. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4888, page 614, said Register's Office.
3. All matters as shown on the plan of record in Book 2331, page 91, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Steven A. Reynolds and wife, Sherry L. Reynolds, their heirs and assigns, forever; and we, Timothy D. Townsend and wife, Nancy Townsend, do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right

to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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. 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 our hands this the 26th day of May, 1995.

Timothy D. Townsend

Timothy D. Townsend

Nancy Townsend

Nancy Townsend

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Timothy D. Townsend and wife, Nancy Townsend, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of May, 1995.

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 132,500.00.

Steven A. Reynolds

AFFIANT

Subscribed and sworn to before me this 26th day of May, 1995.

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN

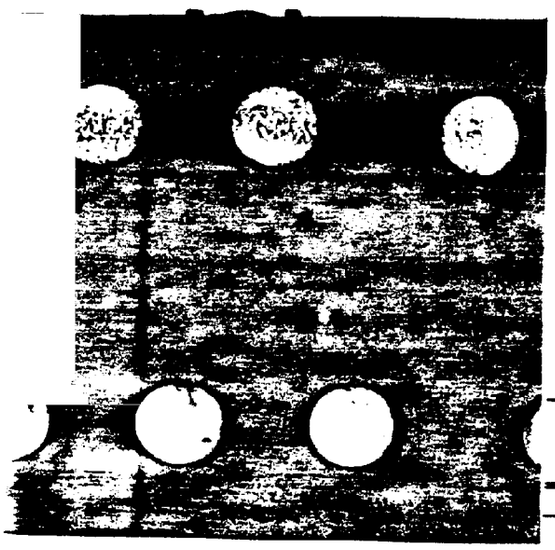
NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

95 JUN -1 PM 2:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIF. ↑ REFERENCE 0065886

6645 06/01 0101 CHECK 499.25



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

RECEIVED OF _____

FOR _____

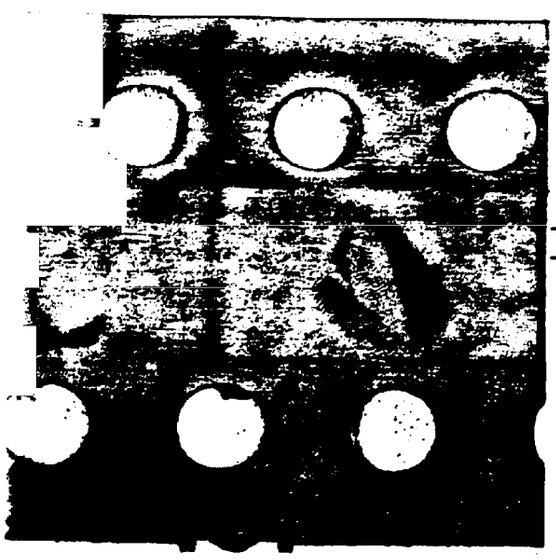
BOOK 9687 PG 726

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 132500.00
CON TX 490.25
PRFEE 1.00
WDEED 8.00
TOTAL 499.25
CHECK 499.25

06/01/95 01 14:05 0001 6645



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065886
IDENTIF. ↑ REFERENCE

95 JUN -1 PM 2:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915954