FILE NO. 33817
FILE BOX "7"

BOOK 9815 PG 50 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 19 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
JOHN W. REYNOLDS, JR.	S A M E	107-10-93
(NAME) et ux	(NAME)	26W 7275
6115 HILLSBORO ROAD		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37215		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN W. REYNOLDS and wife, NELL REYNOLDS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN W. REYNOLDS, JR., and wife, MARY 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 the easterly 75 feet front of Lot No. 52 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, Pages 124 and 125, Register's Office for said County described as follows:

BEGINNING at the southwest corner of Fairfax and Marlborough avenue, being the northeast corner of said Lot No. 52; thence with the southerly margin of Fairfax Avenue westerly 75 feet to a point 50 feet easterly from the corner of Lots Nos. 51 and 52 on said plan; thence southwardly parallel with the line between said two lots to a point on the margin of Marlborough Avenue; thence northeasterly with the margin of said Avenue to the beginning.

BEING the same property conveyed to John W. Reynolds by Trustee's Deed from Jack Green, Trustee, of record in Book 7708, page 405, Register's Office for Davidson County, Tennessee.

This is (unimproved ( ) improved (X)) property, known as 317 Fairfax Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 27th day of September, 1995

X John W. Reynolds
JOHN W. REYNOLDS

X Nell Reynolds
NELL REYNOLDS

BOOK 9815 PG 51

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN W. REYNOLDS and wife, NELL REYNOLDS

the bargainor**s**, 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 and official seal at Nashville, Tennessee, this 29th day of September, 19 95.

Commission Expires 11/28/98

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

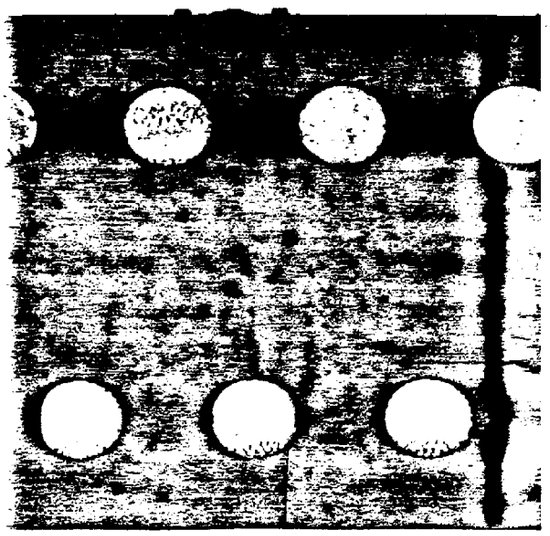
0107789

IDENTIF. # REFERENCE

95 OCT -3 AM 10:35

FELIX Z. MILLER, REGISTER
DAVIDSON COUNTY, TN.

3256 10/03 0101 03CHECK 582.50



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

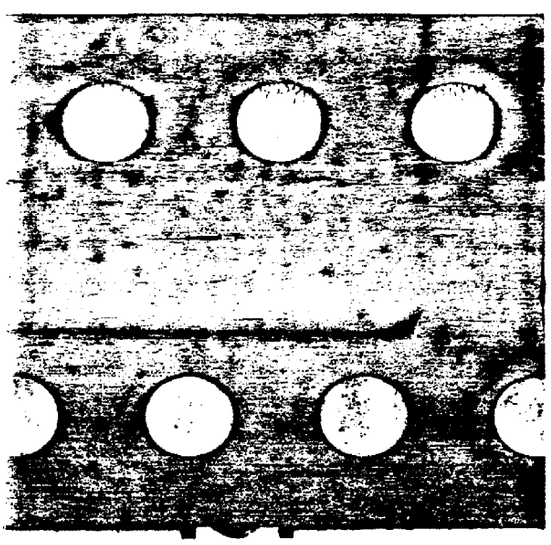
RECEIVED OF _____

FOR _____

BOOK 9815 PG 52

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
155000.00
CON TX 573.50
PRFEE 1.00
~~UFEE 8.00~~
~~TOTAL 582.50~~
CHECK 582.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/03/95 01 10:37 0001 2056

0107789
IDENTIF. # REFERENCE

95 OCT -3 AM 10: 36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 960845