THIS INSTRUMENT PREPARED BY:
Joseph S. Reeves III
Clark, Baltimore and Reeves
3354 Perimeter Hill Drive Suite 112
Nashville, TN 37211
(615) 834-3066

BOOK 9844 PG 15

WARRANTY DEED

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John T. Wade, et ux 1153 Fernbank Avenue Madison, TN 37115	Same	Part of 52-9-137 11D-67390

THIS INDENTURE made and entered into on this the 27th day of October, 1995, by and between Martha H. Reeves, widow of D. F. Carter Reeves, Jr. (hereinafter referred to as the "Grantor"), and John T. Wade and wife, Jane W. Wade (hereinafter referred to as the "Grantees").

WITNESS, That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said Grantor has this day bargained and sold and by these presents does transfer and convey unto the said Grantees, their heirs and assigns, the following described tract or parcel of land, to wit:

> A certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows, to-wit:
>
> Being Lots Nos. 39 and 40 on the map of Montague Subdivision of record in Book 421, page 129, Register's Office for said County, to which plat reference is here made for a more complete and accurate description.
>
> Being a portion of the same property conveyed to D. F. Carter Reeves, Jr. by Deed of record in Book 1517, Page 584, Register's Office for Davidson County, Tennessee, and a part of the property devised to Martha Harrison Reeves by Will of D. F. Carter Reeves, Jr. of record in Will Book 190, Page 771, Probate Court Clerk's Office for Davidson County, Tennessee. The above-referenced Deed contains a scrivener error in that it incorrectly makes reference to Plat Book 429 instead of Plat Book 421.
>
> Martha Harrison Reeves and Martha H. Reeves are one and the same person.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging unto the said Grantees, their heirs and assigns, forever; and the said Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple; has a good and lawful right to convey same, and that the same is unencumbered.

The Grantor further covenants and binds 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.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS MY HAND on this the day and date first above written.

Martha Harrison Reeves by Karen Trana, Attorney-in-Fact
MARTHA HARRISON REEVES by Attorney-in-Fact
Karen Trana, Attorney-in-Fact

Power of Attorney of record in Book 9844, Page 10, RODC, TN

BOOK 9844 PG 16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 27 day of October, 1995, before me personally appeared KAREN TRANA, to me known to be the person who executed the foregoing instrument in behalf of MARTHA HARRISON REEVES, and acknowledged that she executed the same as the free act and deed of said MARTHA HARRISON REEVES.

Notary Public

My commission expires: 5-24-97

2903 10/31 0101 03CHECK 231.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $60,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to before me and subscribed in my presence this 27 day of October, 1995.

Notary Public

My commission expires: 5-24-97

0117894
IDENTIFICATION REFERENCE

95 OCT 31 PM 1:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 9844 PG 17

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

BAMT	60000.00
CON TX	222.00
PRFEE	1.00
MDEED	8.00
TOTAL	231.00
CHECK	231.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0117894
IDENTIFICATION REFERENCE

95 OCT 31 PM 1:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 971550