[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Daryl John Hirt	Norwest Mortgage, Inc.	MAP and PARCEL
[Karen M. Hirt	Attn: Tax Dept.	
[307 Bonnalynn Drive	215 Centerview Dr. #111	075-13-0-202.00
[Hermitage, TN 37076	Brentwood, TN 37027	

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
[Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 9869 PG 654

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Sarah E. Reed, a widow, by and through her lawful Attorney-In-Fact, James Harold Reed**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Daryl John Hirt and Karen M. Hirt, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 74 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, Page 49, Register's Office for said County.

Said Lot No. 74 fronts 90.0 feet on the northeast margin of Bonnalynn Drive, and extends back 150.0 feet on the northwest line and 153.5 feet on the southeast line, to a dead line, measuring 72.6 feet thereon.

Being the same property conveyed to James R. Reed and wife, Sarah E. Reed, by deed from Ralph E. Drake and wife, Dorothy M. Drake, of record in Book 3437, Page 1, Register's Office for Davidson County, Tennessee. The said James R. Reed predeceased Sarah E. Reed leaving her the surviving tenant by the entirety.

Sarah E. Reed is one and the same person as Sarah Elizabeth Reed.

This is property with a common address of 307 Bonnalynn Drive, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being made at closing; 2) The Plan of Record in Book 2900, Pages 48 and 49, said Register's office and all matters therein.

0126248

IDENTIFICATION

RECEIVED FOR RECORD ... DAVIDSON COUNTY, TN.

1736 11/28 0101 03CHECK 303.71

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $79,650.00
[Daryl John Hirt
[Affiant
[Subscribed and sworn before me this 22nd day of November, 1995. Lisa D. Divine
[My Commission Expires: 10-14-96 Notary Public

NOTARY PUBLIC AT LARGE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **22nd** day of **November, 1995**.

BOOK 9869 PG 655

x Sarah E. Reed
Sarah E. Reed

BY: James H Reed
Attorney-in-Fact

_____

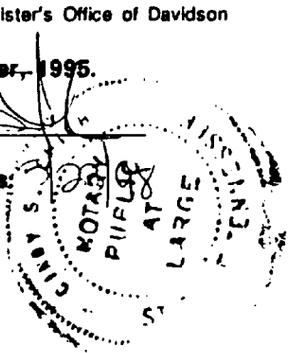
BY: _____
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

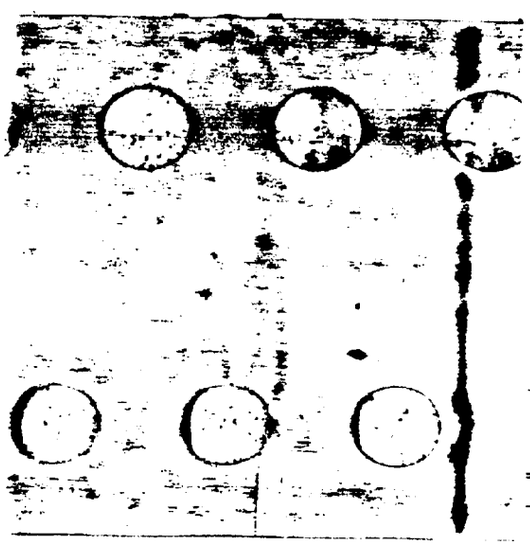
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **James Harold Reed**, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of **Sarah E. Reed**, and is authorized by **Sarah E. Reed** to execute this instrument on his/her behalf by virtue of a Durable Power of Attorney recorded in Book 9696, Page 298, said Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at **Nashville**,, Tennessee, this **22nd** day of **November, 1995**.

_____
Notary Public
My Commission Expires: 3/28/98



File No. 9511-433



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

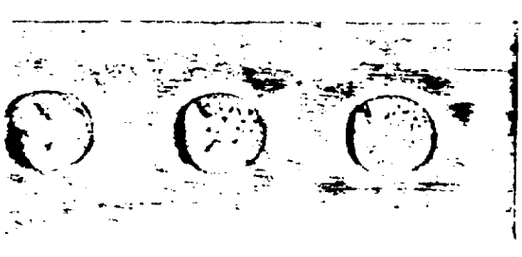
RECEIVED OF _____

FOR _____

BOOK 9869 PG 656

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

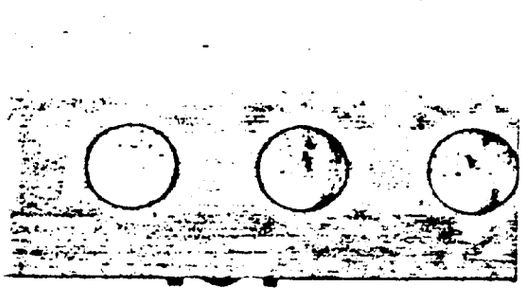
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 79650.00
CON TX 294.71
PRFEE 1.00
WDEED 8.00
TOTAL 303.71
CHECK 303.71

11/28/95 01 09:06 0001 1936

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



012624B

IDENTIFICATION

95 NOV 28 PM 3:06

DAVIDSON COUNTY, TN

No. 980462