Name and Address of New Owners:

Michael and Kathy Sawyer
2390 Granny Wright Lane
Hermitage, TN 37076

Send Tax Notices To:
Southeastern Mortgage of TN
565 Marriott Dr., Ste. 250
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:
B. JO ATWOOD, Attorney at Law
Suite 105, 320 West Main Street
Murfreesboro, Tennessee 37130

FROM INFORMATION FURNISHED BY
THE PARTIES

MAP 124 GROUP PARCEL 51

WARRANTY DEED

BOOK 9873 PG 984

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, we, the undersigned, JONATHAN T. REYNOLDS and wife, CAROLYN REYNOLDS, have bargained and sold and do hereby transfer and convey unto MICHAEL KEITH SAWYER and wife, KATHY L. SAWYER, their heirs and assigns, forever, that certain parcel of real estate situated in the 2nd Civil District of Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 64, BRIDLE PATH SUBDIVISION, SECTION ONE, according to survey and plat of same appearing of record in Plat Book 5200, page 228 and 229, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Jonathan T. Reynolds and wife, Carolyn Reynolds by deed of record in Book 9049, page 228, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 5550, page 483, and to the minimum building setback line, public utilities and drainage easements, water utility easement, and all other matters as shown on subdivision plat of record in Plat Book 5200, page 228 and 229, all of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The grantors convenant with the said grantees that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same and that it is unencumbered except as hereinabove set forth, and except by lien of the 1995 property taxes, which taxes shall be prorated between the parties.

The grantors further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, on this the 22 day of November, 1995.

Jonathan T. Reynolds
JONATHAN T. REYNOLDS

Carolyn Reynolds
CAROLYN REYNOLDS

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, JONATHAN T. REYNOLDS and wife, CAROLYN REYNOLDS, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes contained therein.

WITNESS MY HAND, at office, on this the 22 day of November, 1995.

Mark Moore
NOTARY PUBLIC

My Commission Expires: 1-19-1999

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michael Reid Lamza
AFFIANT

Sworn to and subscribed before me on this the 22 day of November, 1995.

Mark Moore
NOTARY PUBLIC

My Commission Expires: 1-19-1999

95 DEC -1 AM 8:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3337 12/01 0101 03CHECK 638.00

012795
IDENTIF. # REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 9873 PG 986

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
170000.00
CON TX 629.00
PRFEE 1.00
WREED 8.00
TOTAL 638.00
CHECK 638.00

12/01/95 01 08:33 0001 3337

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0127495
IDENTIF. ↑ REFERENCE

95 DEC -1 AM 8:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 981844