BOOK 9875 PG 83

This Instrument Prepared by B. Simmons
6 Penn Center
Philadelphia, PA 19103

BRNF-00069

WARRANTY DEED

THIS INDENTURE, made this 20th day of November, A.D., 19 95, between **R. SCOTT REID and RUTH E. REID, Husband and Wife**

Tennessee, First Parties, and

Roland J. Gardner and spouse, Joyce Anne Gardner
Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of Five Hundred Eighty Thousand Dollars and 00/100 ($ 580,000.00) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

R. Scott Reid and spouse, Ruth E. Reid

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Legal description continued on Exhibit "A" attached hereto and made a part hereof:

0127833
IDENTIF. ↑ REFERENCE

95 DEC -1 PM 1:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

[illegible] 2159.00

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural**, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) _____(L.S.)
R. Scott Reid

_____(L.S.) _____(L.S.)
Ruth E. Reid

STATE OF TENNESSEE }
COUNTY OF Davidson }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **R. SCOTT REID and RUTH E. REID, Husband and Wife,** the within named bargainor, 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 office, in Jefferson County, this 20th day of November 19 95

Velma Westenskow
Notary Public

Velma Westenskow, Notary Public
State at Large, KY
My commission expires 2/18/99

My Commission expires 2/18/99

VELMA WESTENSKOW NOTARY PUBLIC STATE AT LARGE KY

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Roland J. Gardner and Joyce Anne Gardner
ADDRESS 3938 Woodlawn Drive
Nashville, Tennessee 37205

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
New Owner
ADDRESS Same

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 580,000.00 . Affiant _____.

Subscribed and sworn to before me this 30th day of November 19 95 .

Notary Public _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

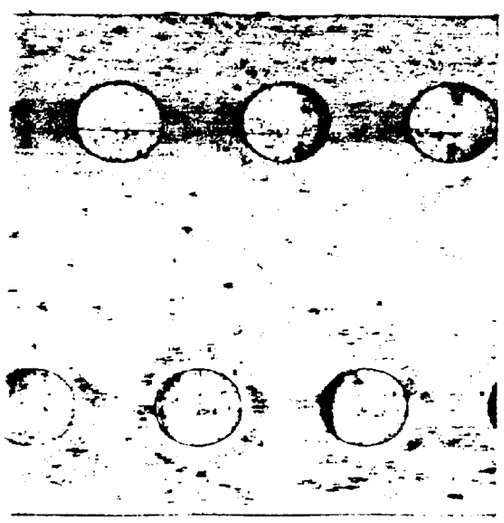
EXHIBIT 'A'

Land in Davidson County, Tennessee, being the westerly 150 feet of Lot No. 2 on the Map of Kimpalong Place, of record in Book 547, page 18, Register's Office for said County.

Said Part of Lot No. 2 fronts 150 feet on the northerly side of Woodlawn Drive and extends back 206 feet, more or less, on the easterly side and 210 (20 per prior deed) feet on the westerly line to a dead line measuring 150 feet thereon.

Being the same property conveyed to R. Scott Reid and wife, Ruth E. Reid, by Warranty Deed from Richard J. Sanders, a single person, of record in Book 8680, page 407, and re-recorded in Book 8697, page 164, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIPTION DIFFERS FROM THE DEED DESCRIPTION IN THAT THE DESCRIPTION IN THE PRIOR DEED WAS IN ERROR. THE PRIOR DEED SAID THAT IT USED THE EXACT SAME DESCRIPTION AS IN THE DEED BEFORE IT, HOWEVER, LINE TWO OF THE SECOND PARAGRAPH REFERS TO 20 FEET ON THE WESTERLY LINE AND SHOULD HAVE REFERRED TO 210 FEET ON THE WESTERLY LINE.



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

RECEIVED OF _____

FOR _____

BOOK 9875 PG 86

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

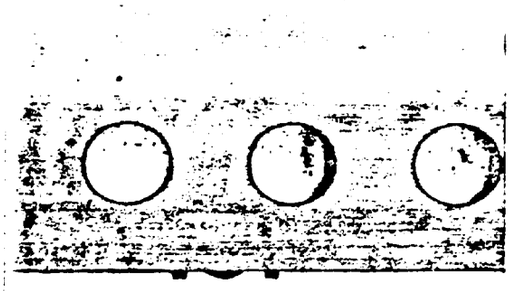
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT
580000.00
CON TX 2146.00
PRFEE 1.00
REC 12.00
TOTAL 2159.00
CHECK 2159.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/01/95 01 13:51 0001 3682



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95 DEC -1 PM 1:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 982187