39-84

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 365,000.00

Albert B Reynolds Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 19 96

Notary Public

MY COMMISSION EXPIRES 1-22-97

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Albert B. Reynolds, Jr. (NAME)	Signet Mortgage (NAME)	145-13-33
5401 Sassafras Place (STREET ADDRESS OR ROUTE NUMBER)	101 Gateway Ctr. Pkwy. (STREET ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23235 (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 Mike Wells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert B. Reynolds, Jr

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

(Continued)

See attached legal description, incorporated by reference herein.

Subject to any and all plats, easements, restrictions, and other matters of record.

unimproved ( )
This is improved (X) property, known as 5401 Sassafras Place (House Number) (Street) Brentwood, TN 37207 (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. Whenever 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 my, hand(s) this 21st day of June, 19 96

Mike Wells

STATE OF TENNESSEE
COUNTY OF Davidson

-10097 713

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mike Wells

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of June, 19 96

Commission expires 11-29-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath / himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

BK/10097PG714

LAND in Davidson County, Tennessee, being Lot No. 1, on the plan of Sassafras Subdivision, as shown on plat of record in Plat Book 5050, Page 91, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

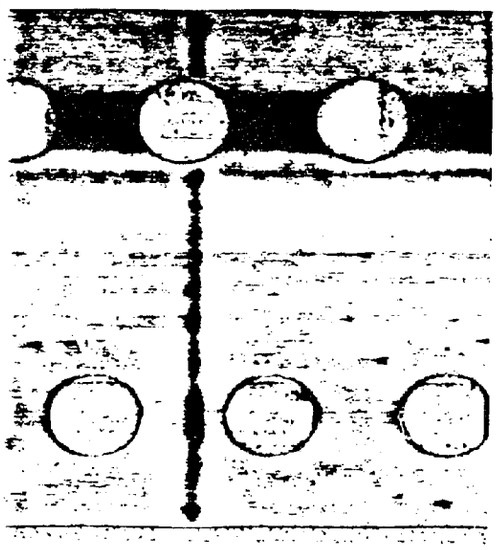
IN ADDITION to the absolute conveyance of the above described real property, this instrument also conveys to Grantee, his heirs and assigns, a perpetual but non-exclusive easement for an purpose including, but not limited to ingress, egress and utility installation, in and to the following described tract of real property appurtenant to the above described real property

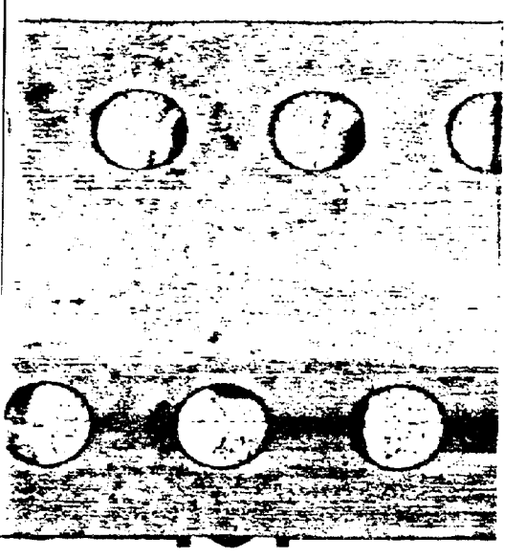
Being the same property conveyed to the Grantor by Deed of record in _Book 8884, page 760 RODC

0196375
IDENTIFICATION REFERENCE

95 JUN 25 PM 1:16
[illegible] REGISTER
DAVIDSON COUNTY, TN.

7455 06/25 1101 33CHECK 1363.50





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

RECEIVED OF _____

FOR _____

BOOK 10097 PG 715

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	
				365000.00
			CON TX	1350.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1363.50
			CHECK	1363.50
06/25/96	01		13:19 0001	7455

0196375
IDENTIF. # REFERENCE

96 JUN 25 PM 1:16

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1055223