BOOK 10302 PG 782

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Terry C. Reeves, et ux 606 Wade Circle Goodlettsville, TN 37072	Same as New Owner	Map 6 Parcel p/o 48

Mail

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MICHAEL A. CANTRELL, joined by his wife, TAMMY LYNN CANTRELL, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto TERRY C. REEVES and wife, DIANE DENISE REEVES, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in the 10th Civil District of Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated March 15, 1990 and described as follows:
>
> BEGINNING at an iron pin, the most southwest corner of this tract, and being a corner to Terry Reeves; thence, with the line of said Reeves, North 12 deg. 18' 13" West 875.47 feet to an iron pin, corner to said Reeves; thence, with a new dividing line, South 89 deg. 45' 13" East 773.95 feet to a corner rock, the most southwest corner of Della Ruth Proctor Baker, and a corner to John W. Henry; thence, with the line of said Henry for the next three calls as follows: South 11 deg. 49' 19" West 298.65 feet to an iron pin; thence, South 03 deg. 49' 19" West 298.65 feet to a point on the side of a bluff; thence, South 13 deg. 50' 57" West 334.24 feet to an iron pin, corner to said Henry, and a corner to said Reeves; thence, with said Reeves, North 81 deg. 37' 14" West 430.89 feet to the beginning, containing 12.28 acres, more or less.
>
> BEING a part of the same property conveyed to Michael A. Cantrell by deed from John D. Lutz, Trustee, of record in Book 7681, page 423, Register's Office for Davidson County, Tennessee.
>
> The said property is unimproved property, contiguous to property owned by the GRANTEES. There is no means of ingress or egress to the said property, except through the existing property of the GRANTEES.
>
> The property, as hereinabove set forth, was described from a survey dated March 15, 1990 by Ray G. Cole, Registered Land Surveyor, License No. 924.

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, the GRANTORS, 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 warrant that the same is unencumbered, except for:

1. 1996 State and County Taxes, which are a lien but not yet due and payable, and which will be paid, in full, without proration, by the GRANTORS, when due.

2. The GRANTORS will pay all Greenbelt taxes assessed against the said property and will indemnify and hold harmless the GRANTEES from same.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

TAMMY LYNN CANTRELL, wife of MICHAEL A . CANTRELL, joins in this conveyance to convey any and all right, title or interest which she may have in the said property, marital or otherwise, but she makes no warranties concerning same.

WITNESS our hands on the day and date acknowledged below.

"GRANTORS"

MICHAEL A. CANTRELL

TAMMY LYNN CANTRELL

"GRANTEES"

TERRY C. REEVES

DIANE DENISE REEVES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL A. CANTRELL and wife, TAMMY LYNN CANTRELL, 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, at office, this the 24 day of December, 1996.

NOTARY PUBLIC

My Commission Expires: 5/23/98

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY C. REEVES and wife, DIANE DENISE REEVES, 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, at office, this the 23rd day of December, 1996.

Kim K. Bryant
NOTARY PUBLIC

My Commission Expires: 5-24-97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $5,000.00.

Evelyn Woody
Affiant

Sworn to and subscribed before me, this the 27 day of December, 1996.

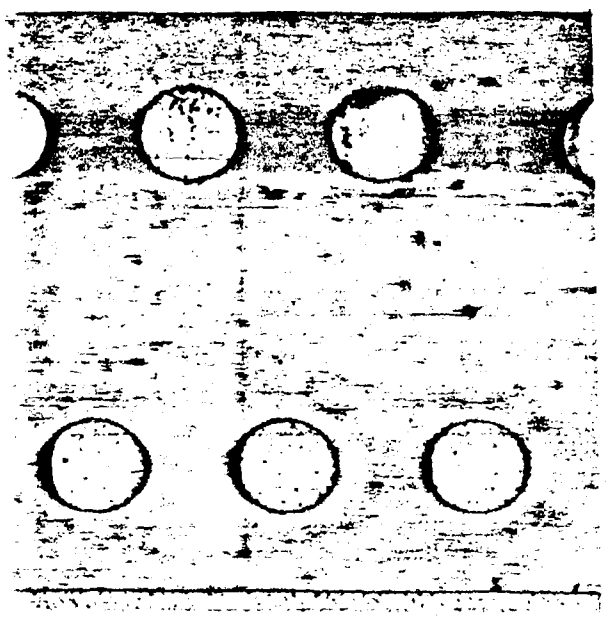
L Chandler Dyer Reg
~~NOTARY PUBLIC~~

~~My Commission Expires:~~

0259454
IDENTIF. ← REFERENCE

96 DEC 27 PM 2:59
DAVIDSON COUNTY, TN.

9940 12/27 0101 03CHECK 27.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10302 PG 784

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	COTX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	5000.00
CON TX	18.50
PRFEE	1.00
WDEED	8.00
TOTAL	27.50
CHECK	27.50

12/27/96 01 15:00 0001 9740

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259454
IDENTIF. & REFERENCE

96 DEC 27 PM 2:59

CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

No. 1102300