0329857

IDENTIF. ↑ REFERENCE

PICK-UP

WARRANTY DEED

97 JUL 24 PM 2:09

REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY: WILLIAM B. DRESCHER, ESQ., TUKE YOPP & SWEENEY, SUITE 1100, NATIONSBANK PLAZA, NASHVILLE, TN 37219.

GRANTOR: DR. VERNON H. REYNOLDS

GRANTEE: BETTYE SUE REYNOLDS

BOOK 10541 PG 197

Address New Owner as Follows:	Send Tax Bills:	Map Parcel No.
818 East Hillview Drive Brentwood, TN 37027	Same	Map 160 Parcel 144

****

FOR AND IN CONSIDERATION of no financial consideration but for the purpose of vesting in the Grantee all of Grantor's interest in the below described property heretofore held by Grantor and Grantee as tenants by the entirety, acting pursuant to T.C.A. Section 66-1-110, **DR. VERNON H. REYNOLDS, GRANTOR**, does hereby bargain, sell and convey to **BETTYE SUE REYNOLDS, GRANTEE**, her heirs, successors and assigns that certain parcel of real estate located in Davidson County, Tennessee, more fully described in Exhibit A attached hereto and made a part hereof by this reference.

The Property is improved property known as 818 East Hillview Drive, Brentwood, Tennessee 37027.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs, successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A).

B. Michael Yopp
Affiant

Sworn to and ~~subscribed before~~ me, this the 15TH day of July, 1997.

Elizabeth S Bloom
Notary Public

My Commission Expires: 3-25-2000

NOTARY PUBLIC AT LARGE TENNESSEE

forth on Exhibit B, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of July, 1997.

Vernon H. Reynolds
DR. VERNON H. REYNOLDS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Jo Ann White, a Notary Public of said County and State, DR. VERNON H. REYNOLDS, the within named bargainor, 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, at Office, this 15th day of July, 1997.

Jo Ann White
Notary Public

My Commission Expires: JO ANN WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Expires SEPT. 23, 2000

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 30 on the Plan of Bokor Heights, Section Four, of record in Book 4300, page 131, Register's Office for said County, more fully described as follows:

Beginning at a point in the westerly margin of East Hillview Drive, a common corner with Lot No. 29 and the southeast corner of this lot; thence North 73°30'50" West, 169.70 feet to a point, a common corner with Lot No. 29; thence North 2°39'45" East, 302.07 feet to a point, being the northwest corner of this lot; thence South 85°59'20" East 251.77 feet to a point, the northeast corner of this lot; thence South 13°25' West, 229.76 feet to a point in the northerly turnaround of East Hillview Drive; thence westerly with the margin of said East Hillview Drive, a total distance of 152.52 feet to the point of beginning.

Being the same property conveyed to Dr. Vernon H. Reynolds and wife, Bettye Sue Reynolds, by Warranty Deed of record in Book 5051, Page 197, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 1997 and subsequent years.

2. All matters affecting subject property of record in the Register's Office for Davidson County, Tennessee.

3. All matters shown on the plan of record.

4. Restrictive Covenants in Book 4550, Page 142, aforesaid records.