Box 1

This instrument is being re-recorded to correct the Plat Book & Page

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10717 PG 427

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Juanita Carol Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 1997.

Kari Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Juanita Carol Smith | Columbia National, Incorporated | 165-13A38 |
| (NAME) 4140 Pepperwood Drive | (NAME) P.O. Box 3050 | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Columbia,Maryland 21045-6050 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **KELVIN M. REYNOLDS AND WIFE LEE ANN REYNOLDS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUANITA CAROL SMITH, UNMARRIED** 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:

Land in Davidson County, Tennessee, being Lot No. 306 on the Plan of Peppertree Forest Section 4 of record in Plat Book ~~8928~~, Page ~~301~~, Register's Office for said County, to which reference is made for a more complete description. 7900 426

Being the same property conveyed to Kelvin M. Reynolds and wife, Lee An Reynolds by deed of record in Book 8928, Page 301, Register's Office for Davidson County, Tennessee.

~~This instrument is executed on behalf of Kevin M. Reynolds by Lee Ann Reynolds as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book ____, Page ____, in the Register's Office for Davidson County, Tennessee.~~

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved ( X ) property, known as 4140 Pepperwood Drive, Antioch, TN 37013
(House Number) (Street) (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 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RE-RECORD BOOK 10756 PG 530

0389801
IDENTIF. ↑ REFERENCE
RE-RECORD
98 JAN 13 PM 1:49
REGISTER
DAVIDSON COUNTY, TN.

0002 12/11 0101 03CHECK 304.63

1689 01/13 0101 03CHECK 8.00

0379087
IDENTIF. ↑ REFERENCE
97 DEC 11 PM 12:22
FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 26th day of November, 1997.

BOOK 10717 PG 428

Kelvin M. Reynolds
~~By: Lee Ann Reynolds, Attorney-In-Fact~~ KR

Lee Ann Reynolds

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Kelvin M. Reynolds and wife Lee Ann Reynolds, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 26th day of November, 1997

Commission expires: October 9, 1999

Lori Holloway Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11/26/97 before me personally appeared Lee Ann Reynolds, the person who executed the foregoing instrument on behalf of Kelvin M. Reynolds, and acknowledged that she executed the same as the free act and deed of the said Kelvin M. Reynolds, through Power of Attorney granted her, by the said Kelvin M. Reynolds.

Notary Public

Commission Expires:

BOOK 10756 PG 531

RE-RECORD