①

Bk435

WARRANTY DEED

BOOK 10771 PG 195

File No: 00284484

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James C. Reedy	James C. Reedy	Map 52-1
[NAME]	[NAME]	
541 Neely's Bend Road	541 Neely's Bend Road	Par 162
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Madison, Tn 37115	Madison, Tn 37115	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

John Du Ross, a single person

have this day bargained and sold, and do hereby transfer and convey unto the said James C. Reedy and wife, Marlene R. Reedy

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

6562 01/28 0101 03CHECK 272.00

STATE OF New York
COUNTY OF Williamson
AT LARGE

The actual consideration or value which ever is greater, for this transfer is $ 70,000.00

Subscribed and sworn to before me, this the 6TH day of NOVEMBER, 19 97

Affiant

My Commission Expires: March 24, 2001 [Affix Seal]

Notary Public

unimproved ( )
This is improved (X) property known as 541 Neelys Bend Road, Madison
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 our hands this 6TH day of NOVEMBER, 19 97, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John Du Ross

John Du Ross

98 JAN 28 AM 9:15

11394304

IDENTIFICATION REFERENCE

BOOK 10771 PG 196

STATE OF New York
COUNTY OF Essex

Personally appeared before me the undersigned authority, a Notary Public in and for said County and State John Du Ross, a single person

the within named 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 Ticonderoga, New York, this ~~6TH~~ 20th (KB) day of ~~NOVEMBER~~ January (KB), 19 ~~97~~ 98 (KB)

Karen M. Bennett Notary Public

Commission expires: 12/18/99

KAREN M. BENNETT
Notary Public, State of New York
No. 01BE5053482
Qualified in Washington County
Commission Expires Dec. 18, 99

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

" EXHIBIT A "

PARCEL 1:

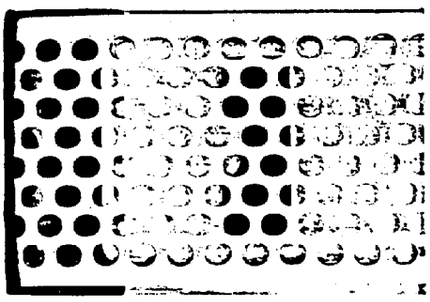
Land in Davidson County, Tennessee being the easterly part of Lot No. 25 on the subdivision of B.H. and Margaret Franklin 6 acre tract as of record in Book 843, page 78, Register's Office for said County, described as follows:

Beginning at a point in the center of the Neeley Bend Road, the southwest corner of the old Lanier Tract, the southeast corner of said Lot No. 25; thence with the center of Neeley Bend Road North 54½° west 58 feet to a turn in said road, continuing with the center of said Road North 88½° west 45 feet to a point; thence leaving said road north 29 3/4° east 307 feet, more or less, to a point; thence at right angles eastwardly 96 feet, more or less, to a point, the northeast corner of said Lot No. 25; thence with the easterly line No. 25, south 29 3/4° west 295 feet to the beginning.

PARCEL 2:

Being a potion of the westerly part of Lot No. 25 of Franklin Tract as of record in Book 843, page 78, Register's Office for Davidson County, Tennessee, and being described by a survey by Harvey Gee on October 1, 1958. Said portion of land begins at an iron pin in the northerly margin of Neeley Bend Road, common corner of the nellie R. Binkley and Hoyt Logan land; running thence North 29° 09' East 200 feet to an iron pin; thence North 51° 58' West 54 feet to an iron pin; thence North 53° 30' East 128.5 feet to an iron pin; thence South 41° 25' East 17 feet to an iron pin on the Hoyt Logan line; thence with said line South 32° West 319.5 feet to the point of beginning.

Being the same property conveyed to John Durooss by Warranty Deed from Hoyte S. Logan, of record in Book 7366, page 66, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 10771 PG 198

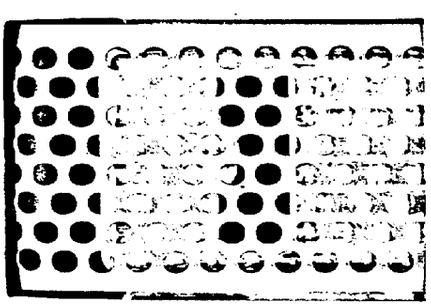
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	12.00
TOTAL	272.00
CHECK	272.00

01/28/98 01 09:14 0001 6562

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0394304
IDENTIFICATION REFERENCE

98 JAN 28 AM 9:15

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1247153