THIS INSTRUMENT PREPARED BY:

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

Warranty Deed

BOOK 10794 PG 248

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Kenneth R. Reasoner, et ux 3164 Ivey Point Road Goodlettsville, TN 37072	Same as New Owner	Map 16 Parcel p/o 17

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, JOHN LARRY REASONER, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto KENNETH R. REASONER and wife, JUDY REASONER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in the 11th Councilmanic District of Davidson County, State of Tennessee, described as follows, to-wit:

> Beginning at an iron pin in the southerly margin of Ivey Point Road; said pin being the most northwest corner to herein described tract; and South 60 deg. 07' 22' East, 120.43' from the most northeast corner of Thomas H. Reasoner in Book 10184, page 197, Register's Office for Davidson County, Tennessee; thence with said margin South 60 deg. 07' 22" East, 164.11 feet to a point; thence now leaving said margin North 87 deg. 50' 43" West, 146.72 feet to a point; thence with a new line North 47 deg. 58' 53" East, 31.41 feet to a set iron pin; thence with a new line North 18 deg. 59' 47" West, 58.39 feet to the point of beginning containing 0.109 acres, more or less.
>
> Being a part of the same property conveyed to John Larry Reasoner, a single man, by deed of record in Book 8623, page 168, Register's Office for Davidson County, Tennessee.
>
> The real property described above is unimproved property and is not intended as a building site.
>
> The foregoing description was prepared from a survey dated December 3, 1997, by Tommy E. Walker, Registered Land Surveyor, TN Lic. No. 1465.

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 the GRANTOR does covenant with the said GRANTEES, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except for:

1. 1998 State and County real property taxes, which will be paid in full by the GRANTEES, without proration, when due.

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT A TITLE EXAMINATION.

And the GRANTOR does further covenant and bind himself, his 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.

WITNESS our hands on day and date last acknowledged below.

"GRANTOR"

John Larry Reasoner

JOHN LARRY REASONER, single

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN LARRY REASONER, 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 the 12th day of Feb., 1998.

Diana C. Frey

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $300.00.

John Larry Reasoner

Affiant

Sworn to and subscribed before me, this the 12th day of Feb., 1998.

Diana C. Frey

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

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98 FEB 13 AM 10:48

FELIX [illegible] REGISTER
DAVIDSON [illegible] TN.

IDENTIF. & REFERENCE

040058

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

RECEIVED OF _____

FOR _____

BOOK 10794 PG 250

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	300.00
CON TX	1.11
PRFEE	1.00
WDEED	8.00
TOTAL	10.11
CHECK	10.11

02/13/98 01 10:48 0001 3299

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0400588
IDENTIF. & REFERENCE

98 FEB 13 AM 10:48

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN.

No.1253814