File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

GERALD G. PATTERSON, ATTORNEY
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

BOOK 10815 PG 227

#15149

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SUSAN A. BONNER (NAME)	NEW OWNER (NAME)	MAP 130-7
4005 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 134
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 7DA 50485

FOR AND IN 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, W. BRIAN REAMES AND WIFE, LEIGH F. BIGGS REAMES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUSAN A. BONNER, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 3 on the Plan of Block "A" Tyne Meade, as of record in Plat Book 1130, page 14, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to W. Brian Reames and Leigh F. Biggs, both unmarried by deed from Errett Evan Davis and wife, Diana Dowd Davis of record in Book 8228, page 156, Register's Office for Davidson County, Tennessee. The said W. Brian Reames and Leigh F. Biggs having since married.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 1130, page 14, said Register's Office.

98 MAR -2 AM 10:18

0406259

unimproved ( )
This is improved (XX) property, known as 4005 Harding Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of February, 19 98

W. Brian Reames
W. BRIAN REAMES

Leigh F. Biggs Reames
LEIGH F. BIGGS REAMES

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10815 PG 228

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. W. BRIAN REAMES AND WIFE, LEIGH F. BIGGS REAMES

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 27th day of February, 19 98

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00

Susan A. Bonner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 19 98

MY COMMISSION EXPIRES: 9/18/99 (AFFIX SEAL)

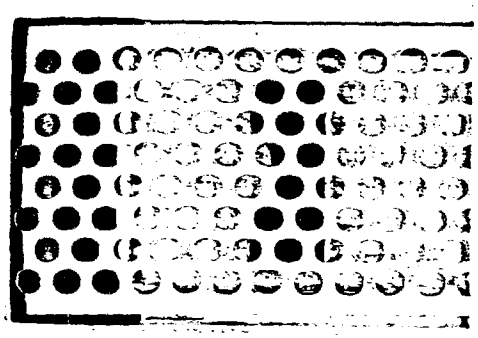
Notary Public

WARRANTY DEED

FROM W. BRIAN REAMES AND WIFE, LEIGH F. BIGGS REAMES

TO SUSAN A. BONNER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

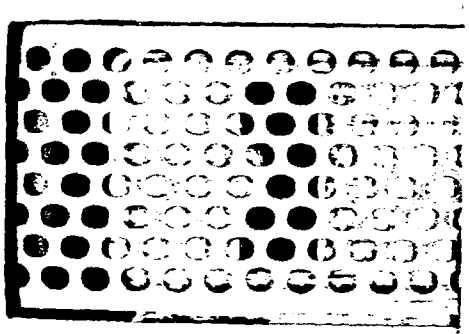
RECEIVED OF _____

FOR _____

BOOK 10815 PG 229

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



0406259

IDENTIF. # REFERENCE

98 MAR -2 AM 10:18

AMT
355000.00
CON TX 1313.50
PRFEE 1.00
[illegible] 8.00
[illegible]
CHECK 1322.50
03/02/98 01 10:16 0001 9321

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1259769