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PREPARED BY (AND RETURN TO):
WILKINS & IVEY
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W & I Ref: (sk) Title No: 39759
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patrick J. Higdon Sue H. Higdon 2215 30th Ave. South Nashville, TN 37212	SAME

TAX MAP-PARCEL NUMBERS: 104-14-7

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 240,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward B. Reeves and spouse, Randy L. Reeves,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick J. Higdon and spouse, Sue H. Higdon,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot NO. 9 on the plan of Whitworth, Phase 3, Section 3 of record in plat Book 7900, Pages 870-872, amended in Book 9582, Page 842, Register's Office for said County.

SAID Lot No. 9 fronts 71.28 feet on the broken westerly margin of Old Club Court (private) and extends back 164.59 feet on the southerly line and 204.04 feet on the northerly line to a broken line in the rear, measuring 150.13 feet thereon.

BEING the same property conveyed to Edward B. Reeves and wife, Randy L. Reeves by deed from Clements-Bartosh Interests, L.L.C., a Tennessee Limited Liability Company of record in Book 9906, Page 978, rerecorded in Book 9940, Page 130, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Pages 870-872, as amended in Book 9582, Page 842, said Register's Office, which Plan shows a 30 foot minimum building setback line from Old Club Court, together with a designated building site and 10 foot easement for public utility purposes along the rear line(s) of said lot, and a 15 foot easement for public utility purposes along the easterly front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 9567, Page 185, Book 9567, Page 216, Book 9567, Page 259, Book 9567, Page 294, Book 9567, Page 301, Book 9582, Page 872, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 60 Old Club Court, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on July 15, 1998.

Edward B. Reeves

Randy L. Reeves

State of Tennessee
County of Davidson

On July 15, 1998, before me the undersigned authority, personally appeared **Randy L. Reeves**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11-27-99

My Commission Expires NOV. 27, 1999

State of Tennessee
County of Davidson

On July 24, 1998, before me the undersigned authority, personally appeared **Edward B. Reeves**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 240,000.00

Affiant

Sworn and subscribed before me on July 24, 1998.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

My Commission Expires: _____

IDENTIF. # REFERENCE 0466951

98 JUL 27 AM 11:22

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

8387 07/27 01:01 03CHECK 899.00

Widoc: Deed Wty QDoc

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

RECEIVED OF _____

FOR _____

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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 240000.00
CON TX 888.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 899.00
CHECK 899.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0466951
IDENTIF. ↑ REFERENCE

98 JUL 27 AM 11:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 132402