BOOK 52

This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

CMMC
P.O. Box 572405
Murray, UT 84157

NAME OF MORTGAGEE:

SAME

ADDRESS NEW OWNERS:

Ronald V. Reed
309 Mill Run Circle
Bellevue, TN 37221

MAP 155 , GROUP 15A , PARCEL 148.00

BOOK 11188 PAGE 608

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY SEVEN THOUSAND FIVE HUNDRED & NO/100 ($167,500.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, David H. Foster and wife, Paula D. Foster has this day bargained and sold and does hereby transfer and convey unto Roland V. Reed and wife, Christine H. Reed, his/her/their/its heirs, successors or assigns, the following described property:

RE-RECORD BOOK 11240 PAGE 871

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Stonemeade, Section I, as of record in Book 6900, pages 800 and 801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David H. Foster and wife, Paula D. Foster by warranty deed of Centex Real Estate Corporation of record in Book 8517, page 895, Register's Office of Davidson County, Tennessee.

6865 12/08 0101 03CHECK 14.00

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Ronald V. Reed and wife, Christine H. Reed, his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said Ronald V. Reed and wife, Christine H. Reed, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Stonemeade Subdivision; including the requirement that all owners of lots in Stonemeade Subdivision to be members of the Stonemeade Homeowners' Association, subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments and in Declaration of Covenants, Conditions and Restrictions for Stonemeade, of record in Book 7701, page 290, amendment in Book 8810, page 840, and Reaffirmation of Declaration of Covenants, Conditions, and Restrictions in instrument of record in Book 8349, page 43, said Register's Office.

2. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication to open areas as shown on the Plan of Stonemeade Subdivision, of record in Book 6900, pages 800 and 801, Register's Office for Davidson County, Tennessee.

3. Charter of the Stonemeade Homeowners' Association, of record in Book 7920, page 728, Register's Office of Davidson County, Tennessee.

4. By-Laws of the Stonemeade Homeowners' Association of record in Book 7701, page 331, amended in Book 8517, page 992, Register's Office of Davidson County, Tennessee.

5. Matters appearing on the Plan of Stonemeade, Section I, as of record in Book 6900, pages 800 and 801, and Boundary Plat of record in Book 6900, page 799, Register's Office of Davidson County, Tennessee.

6. Quitclaim Deed to Stonemeade Homeowners Association for common open areas of record in Book 8517, page 997, said Register's Office.

7. Nonexclusive Public utility and drainage easements established over all open areas as noted on Plat Book 6900, pages 800-801, said Register's Office.

RE-RECORD BOOK 11240 PAGE 872

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said Ronald V. Reed and wife, Christine H. Reed, his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

Witness our signatures on this the 30th day of October, 1998.

David H. Foster

Paula D. Foster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared David H. Foster and wife, Paula D. Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, on this the 30th day of October, 1998.

CHARLES E. MORRISON NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

SEAL

, Notary Public

My Commission Expires: 7-28-2001

05084479
IDENTIF. # REFERENCE
98 NOV -4 PM 3:09
DAVIDSON COUNTY, TN.

RE-RECORD

05218443
IDENTIF. # REFERENCE
98 DEC -8 AM 8:39
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

BOOK 11188 PAGE 610

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

RE-RECORD BOOK 11240 PAGE 873

The actual value or consideration, whichever is greater, for this transfer is $167,500.00.

Barbara Bailey

Sworn to and subscribed before me, on this the 30th day of October, 1998.

(SEAL)

J. TRENT LEHMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

J. Notary Public

My Commission Expires:
12/23/01

2702 11/04 0101 03CHECK 634.75