PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (gj) Title No: 40553
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Arthur M. Reuther, Jr. Sheila L. Reuther 1100 Bedfordshire Court Nashville, Tennessee 37221	Same

TAX MAP-PARCEL NUMBERS: 142-16-A-045

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 245000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Randolph Bibb, Jr. and spouse, Brenda M. Bibb,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Arthur M. Reuther, Jr. and spouse, Sheila L. Reuther,** 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. 45 on the Plan of Phase Two, Devon Park, of record in Plat Book 6250, page 432, Register's Office for said County.

SAID Lot No. 45 fronts 91.28 feet on the broken easterly margin of Bedfordshire and extends back 136.00 feet on the northwesterly line and 116.00 feet on the southeasterly line to a dead line in the rear, measuring 86.00 feet thereon.

BEING the same property conveyed to John Randolph Bibb, Jr. and wife, Brenda M. Bibb by deed from Andrews-Pruett Construction Co., a Partnership, of record in Book 7073, page 477, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 432, said Register's Office, which Plan shows a minimum building setback line of varying width, together with a designated building site from Bedfordshire Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 7.5 foot public utility easement located on the northerly line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6176, page 7, Book 6541, page 542, Book 6967, page 156, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars;Agreement for dedication of easement for water line to Harpeth Valley Utilities District of record in Book 7598, page 752, said Register's Office; Storm Water Detention Agreement to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6503, page 144, said Register's Office.

This is improved property, known as: 1100 Bedfordshire Court, Nashville, Tennessee 37221

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.

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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 this 14th day of December, 1998.

John Randolph Bibb, Jr.

Brenda M. Bibb

State of Tennessee
County of Davidson

On this 14th day of December, 1998, before me the undersigned authority, personally appeared **John Randolph Bibb, Jr.** and **Brenda M. Bibb**, 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.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

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: $ 245000.00

Affiant

Sworn and subscribed before me on the 14th day of December, 1998.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

98 DEC 16 PM 12:45
ILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

1439 12/16 0101 03CHECK 917.50

0526081
IDENTIF. & REFERENCE

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

CAMT	245000.00
CON TX	906.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	917.50
CHECK	917.50

12/16/98 01 12:46 0001 1439

0526081
IDENTIF. ← REFERENCE

98 DEC 16 PM 12:45
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1400893