40-A

BOOK 11320 PAGE 431

#664572.1 1/27/99

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (EWB)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ron Reiches and wife, Paula Reiches 111 Harding Woods Place Nashville, TN 37205	SunTrust Bank, Nashville N.A. P. O. Box 305110 Nashville, TN 37230-5110	Map 129-4 Parcel 17

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, JAN B. RIVEN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto RON REICHES and wife, PAULA REICHES ("Grantees"), certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16, on the Plan of Harding Woods Subdivision, as shown on plat of record in Plat Book 2900, Page 115, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Stephen S. Riven and wife, Jan B. Riven, by Deed of record in Book 4320, page 336, and further conveyed to Jan B. Riven by Quitclaim Deed of record in Book 9150, page 500, Register's Office for Davidson County, Tennessee.

The source of this description is the prior deed.

This is improved property known as 111 Harding Woods Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantees, their heirs and assigns, forever.

GRANTOR covenants and binds herself, her heirs and representatives to warrant specially and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A).

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 19 day of January, 1999.

Jan B. Riven
JAN B. RIVEN

I, Stephen S. Riven, do hereby join in this conveyance for the purpose of quitclaiming and conveying to Grantees any interest I may have in the aforesaid real property arising as a result of my marriage to Jan B. Riven.

Stephen S. Riven
STEPHEN S. RIVEN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Judy L Kraatz, a Notary Public, Jan B. Riven, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29 day of January, 1999.

Judy L Kraatz
Notary Public

JUDY L. KRAATZ NOTARY PUBLIC AT LARGE CHEATHAM

My Commission Expires: 2-11-2000

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Tanya Touchstone a Notary Public, Stephen S. Riven, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29 day of January, 1999.

Tanya Touchstone
Notary Public

TANYA TOUCHSTONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public, Davidson County, Tennessee
My Commission Expires September 23, 2000

My Commission Expires:

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of ~~January~~ February, 1999.

Notary Public

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires:
1/31/2001

99 FEB -1 PM 4:04
RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
054346

1957.50 03CHECK 10/20 0926 TOTO 0101

EXHIBIT A

1. 1999 Taxes, a lien, which are not yet due and payable.

2. Restrictions as contained in Book 3130, page 627, Register's Office of Davidson County, Tennessee with Extension of Restrictive Covenants of record in Book 6749, page 641, said Register's Office.

3. Agreement for Dedication of Easement(s) and Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 4838, page 942, said Register's Office.

4. All matters shown on Plat recorded in Book 2900, page 115, said Register's Office.

#664572.1

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

0543467

IDENTIF. & REFERENCE

99FEB-1 PM 4:05

ALL BAILEY REGISTER
DAVIDSON COUNTY, TN.

CAMT	525000.00
CON TX	1942.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1957.50
CHECK	1957.50

02/01/99 01 16:03 0001 9928

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1419290