This Instrument Prepared By:
D.W. McMACKIN
5200 MARYLAND WAY SUITE 105
BRENTWOOD, TN 37027

Map & Parcel: #52-1-64

Name/Address New Owner:
Shirlie Reeder and Santi A. Reeder
229 Harrington Avenue, Madison, TN 37115

BOOK 11372 PG. 177

Send Tax Statements To:
Shirlie Reeder, et ux
229 Harrington Avenue
Madison, TN 37115

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Sidney M. Hayes and Ursula M. Hayes** , have bargained and sold and by these presents does transfer and convey unto **Shirlie Reeder and wife, Santi A. Reeder** , their heirs and assigns forever, the following described property, to wit:

Being Tract No. 6 of Block "B" of Crittenden Estate, a subdivision in the County of Davidson, State of Tennessee, a plat of which subdivision is of record in Book 974, page 69, in the Register's Office for said County.

Being the same property conveyed to Sidney M. Hayes and wife, Ursula M. Hayes by deed from John Darryl Clark and Carolyn Jean Clark of record in Book 9677, page 782, said Register's Office.

This conveyance is made subject to any existing restrictions and easements of record in the Register's Office of Davidson County, Tennessee, restrictive covenants of record in Book 2331, page 98, said Register's Office; and, the all matters as shown on the plan of record in Book 2331, page 98, said Register's Office.

This conveyance is further subject to the 1999 property taxes, which have been prorated between the parties hereto, Grantees to pay.

The above referenced property is for investment purposes only and is not and has never been the personal residence of the grantors.

The legal description contained herein is identical to the legal description contained in the previous deed of record.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the **23rd** day of **February, 1999.**

Sidney M. Hayes
Sidney M. Hayes

Ursula M. Hayes
Ursula M. Hayes

99 MAR -5 PM 5:38

0557560

IDENTIF. ↑ REFERENCE

HILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

4858 03/05 0101 03CHECK 233.00

INDIVIDUAL)
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned a Notary Public of said County and State, **Sidney M. Hayes and wife, Ursula M. Hayes,** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **23rd** day of **February, 1999.**

Notary Public

My Commission Expires:

D. W. McMACKIN NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires 7-27-2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$60,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **23rd** day of **February, 1999.**

Notary Public

My Commission Expires

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires
7-27-2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11372 PG. 179

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

0557560
IDENTIF. # REFERENCE

99 MAR -5 PM 5:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	233.00
CHECK	233.00

03/05/99 01 17:37 0001 485B

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1434025