Instr:200002220016937 Page: 1 OF 2
REC'D FOR REC 02/22/2000 10:26:39AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $176.97

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Hal Wilson, married	New Owners	
302 42nd Avenue North		MAP:092-13-0
Nashville, TN. 37209		
		PARCEL: 203.00
		26B

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-02-9924]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Tony D. Reed and wife, Dawn Burton Reed, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Hal Wilson, married (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit

Land in Nashville, Davidson County, Tennessee, being the easterly 50 feet of Block No. 26 on the Map of Charlotte Park 2nd Addition, extended, etc., the Easterly 100 feet as of record in Book 421, page 10, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Northeast corner of Nevada Avenue, formerly 3rd Avenue, and "B" Street or 39th Avenue North, being the Southeast corner of said Block No. 26; thence with the Northerly margin of Nevada Avenue, Westwardly 50 feet; thence Northwardly parallel with the Westerly margin of "B"Street or 39th Avenue North;150 feet to the Southerly margin of an alley; thence with the Southerly margin of said alley Eastwardly 50 feet to the Westerly margin of "B" street or 39th Avenue North, thence with the said margin Southwardly 150 feet to the beginning.

Being the same property conveyed to Tony D. Reed and wife, Dawn Burton Reed, , from Orlando Westbrooks and wife, Sheila Westbrooks by Deed as of record in Book 10666, page 464, for said Register of Deeds Office for said County.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Book 421, page 10, for said Register of Deeds Office for said County.**

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made by Tony D. Reed and wife, Dawn Burton Reed to Fidelity Mortgage, Inc., and which deed of trust is recorded in the office of Davidson County, in Book 11209, page 748, and assigned to Delta funding Corporation in Book 11610, page 42, and note of even date thereby secured, in the original principal amount of $48,000.00. And for the same consideration Grantees hereby assume the obligations of Tony D. Reed and wife, Dawn Burton Reed, under the terms of the instruments creating the loan and starting on March 9, 2000 and on that day of each month thereafter.

This is improved property known as 3900 Nevada Avenue Nashville TN. 37209.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $ 47,830.88
[
[
[Subscribed and sworn to before me this
[15th day of February, 2000.
[
[
[
[My Commission Expires: 1-25-2003

Affiant

Notary Public

DONALD E. KNEFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of February, 2000.

Tony D. Reed

Dawn Burton Reed,

Dawn Burton Reed,

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of February, 2000.

On this 15th day of **February,** 1999, before me personally appeared Tony D. Reed and wife, Dawn Burton Reed, to me known to be the persons who executed the foregoing instrument and acknowledged that **they** executed the same as **their** free act and deed.

Notary Public

My Commission Expires: 1-25-2003

DONALD E. KNEFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.