WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Teresa Reeves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF May 20 00

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

Instr:200005250052385 Page: 1 OF 3
REC'D FOR REC 05/25/2000 12:27:36PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $251.60

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison St., S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Reeves (NAME)	Same as New Owner (NAME)	MAP 108-8
3202 Lakeford Drive (ADDRESS)	(ADDRESS)	PARCEL 160
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Leander H. Dupie, III and wife, Neta A. Dupie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa Reeves

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 27 on the Plan of Zone Lot Division, Lots 22 thru 28 and 68 thru 73, East Lake Subdivision, of record in Book 5200, Page 342 and amended in Book 5800, Page 151, Register's Office for Davidson County, Tennessee, more particularly described as follows: BEGINNING at a point on the easterly boundary of Lakeford Drive, said point being on the common boundary of Lots 27 and 28; East Lake Subdivision; thence following the easterly boundary of Lakeford Drive in a northerly direction, 50.76 feet to a point; thence south 53 deg. 8 min. 56 sec. East 111.40* feet to a point; thence south 36 deg. 51 min. 4 sec. West 33.07 feet to a point; thence following the common boundary of the said Lots 27 and 28, 110.44 feet to the beginning. (*erroneously shown as 1111.40 in prior deed)

Being the same property conveyed to Leander H. Dupie, III and wife, Neta A. Dupie by Warranty Deed from Terry S. McCarter and husband, Craig McCarter and Charles S. Howell which deed is dated July 8, 1994 and recorded in Book 9409, Page 819, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 5800, PAGE 157; BOOK 6005, PAGE 147 AND BOOK 5761, PAGE 335, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF ZONE LOT

CONTINUED

unimproved ( )
This is improved (X) property, known as 3202 Lakeford Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 24th day of May 20 00

Leander H. Dupie, III

Neta A. Dupie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leander H. Dupie, III and wife, Neta A. Dupie

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 24th day of May

Commission expires March 23, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

DIVISION, LOTS 22 THRU 28 AND 68 THRU 73, EAST LAKE SUBDIVISION OF RECORD IN PLAT BOOK 5200, PAGE 342, AS AMENDED IN BOOK 5800, PAGE 151, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.