This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Box 60

Instr:200007280074735 Page: 1 OF 3
REC'D FOR REC 07/28/2000 2:09:41PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $492.10

ADDRESS NEW OWNER:
Roger Reaves & Cynthia O. Reaves
3135 Jenry Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Sunshine Mortgage Corporation
2401 Lake Park Dr., Suite 300
Smyrna, GA 30080

MAP **85-7**
GROUP
PARCEL **130.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Rondol E. Oakley and wife, Mary B. Oakley** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Roger Reaves and wife, Cynthia O. Reaves**, 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:

See attached Exhibit "A"

Being the same property conveyed to Rondol E. Oakley and wife, Mary B. Oakley by deed from Hosie W. Simpson and wife, Johnnie K. Simpson of record in Book 11574, page 68, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2000 and subsequent years.

This is improved property known as 3135 Jenry Drive, Nashville, Tennessee 37214.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hands this the 26th day of July, 2000.

Rondol E. Oakley

Rondol E. Oakley

Mary B. Oakley

Mary B. Oakley

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Rondol E. Oakley and wife, Mary B. Oakley**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of July, 2000.

Robert M. Loffi

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $133,000.00.

Logan Reaves

AFFIANT

Subscribed and sworn to before me on this 26th day of July, 2000.

Robert M. Loffi

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

My Commission Expires: 9/23/2000

Exhibit "A"

TRACT ONE: Land in Davidson County, Tennessee, being Lot No. 254 on the Plan of Stanford Country Club Estates, Section IV, of record in Book 2900, pages 83 & 84, said Register's Office.

Said Lot No. 254 fronts 105 feet on the southeasterly side of Jenry Drive and extends back 129.83 feet on the northeasterly line and 160.85 feet on the southwesterly line to a dead line in the rear on which it measures 83.73 feet. thereon.

TRACT TWO: Land lying in the 3rd Civil District, Davidson County, Tennessee, of record in Book 3839, page 840, saod Register's Office; said property being a portion of Lot 252 of Stanford Country Club Estates, Section IV, of record in Book 2900, page 83 & 84, and being more particularly described as follows:

Beginning at a point at the rear common corners of Lots 253 and 254, said beginnig point located South 56 deg. 16 min. 59 sec. East, 129.83 feet, from the common corners of Lots 253 and 254; thence leaving said beginnig point South 56 deg. 16 min. 59 sec. East, 29.13 feet to a point; thence leaving said point South 25 deg. 46 min. 42 sec. West, 74.58 feet to a point on the rear lot line of Lot No. 254; thence leaving said point, and running with said rear line, North 5 deg. 37 min. 18 sec. East, 83.73 feet to the point of beginnig, containing .025 acres, more or less.

The property described herein (Tract Two) is conveyed to the Grantees to become a permanent part of Lot No. 254, Stanford Country Club Estates, Section IV, of record in Book 2900, pages 83 & 84, said Register's Office, and to confirm to the recommendation of the Davidson County Planning Commission dated May 26, 1961, of record in Book 5372, page 398, Register's Office, Davidson County, Tenenssee.