RE-RECORD WITH CORRECT COUNTY INFORMATION.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Instr:200008210082600 Page: 1 OF 2
REC'D FOR REC 08/21/2000 3:34:53PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00.

x Christian M. Bernard
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of August, 2000.

Notary Public

My Commission Expires: 11-18-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Christian M. Bernard and Mary P. Bernard
217 Garrett Drive
Nashville, TN ~~37221~~ 37211

SEND TAX BILLS TO:
North American Mortgage Company
231 East Avenue
Albion, NY 14411-1678

MAP-PARCEL NUMBERS:
147-06-0-012.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eugene A. Reker, an unmarried person,** hereinafter referred to as Grantors, hereby transfers and conveys to **Christian M. Bernard and wife, Mary P. Bernard** hereinafter referred to as 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 Lot N. 158 on the Plat of of Caldwell Hall, Section 1, Revised, of record in Book 2900, pages 57, 58, and 59, Register's Office for said County.

Said Lot No. 158 fronts 80 feet on the south margin of Garrett Drive and extends back 145.7 feet on the east line and 146 feet on the west line to a line on the rear on which it measures 82 feet.

Being the same property conveyed to Eugene A. Reker and Bonnie M. Reker, by deed from Harvey A. Schneider and wife, Areeda H. Schneider, as of record in Book 4877, age 256, Register's Office for Davidson County, Tennessee. Bonnie M. Reker is now deceased.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2900, Pages 57-59, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2929, Page 117, and Book 2997, page 93, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 217 Garrett Drive, Nashville, TN ~~37221~~.37211

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 15th day of August, 2000.

State of Tennessee, County of WILLIAMSON
Received for record the 17 day of
AUGUST 2000 at 8:45 AM. (REC# 381603)
Recorded in official records
Book 2039 Pages 351- 352
Notebook 64 Page 303
State Tax $ 554.63 Clerks Fee $ 1.00,
Recording $ 10.00, Total $ 565.63,
Register of Deeds SADIE WADE
Deputy Register JESSICA MANGRUM

Eugene A. Reker, by Vikki Mitchell Attorney in Fact
Eugene A. Reker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vikki Mitchell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, is the Attorney-In-Fact for Eugene A. Reker, and is authorized by Eugene A. Reker to execute the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of August, 2000.

Notary Public

11-18-01
My Commission Expires

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.