THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17396**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $297,000.00. Affiant Subscribed and sworn to before me, this 31st day of AUGUST, 2000. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE — GEORGE E. MUDTER, JR. — DAVIDSON COUNTY, TENN.

Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR. GERALD A. REED 3915 ESTES ROAD, #1 NASHVILLE, TENNESSEE 37215	OWNER	MAP 116-16-0-C PAR 1.00 CO FB 07DA 91998

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, LUCIANNE BINKLEY MUDTER, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to GERALD A. REED, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3915 Estes Road, #1, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of AUGUST, 2000.

Lucianne Binkley Mudter

Davidson County DEEDWARR
Recvd: 09/11/00 19:22 2pgs
Fees:11.00 Taxes:1098.90
20000911-0090033

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, LUCIANNE BINKLEY MUDTER, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of AUGUST, 2000.

My Commission Expires: _____

GEORGE E. MUDTER, JR. — NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of Estes Chase, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6847, page 593, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Lucianne Binkley Mudter by deed from Virginia Edgerton Trust of record in Book 8542, page 236, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6847, page 593; and (3) Easements of record in Book 3885, page 748, said Register's Office.