Davidson County DEEDWARR
Recvd: 10/04/00 11:21 3pgs
Fees:15.00 Taxes:1121.10
20001004-0098356

THIS INSTRUMENT PREPARED BY:
MUDTER & PATTERSON
ATTORNEYS-AT-LAW
2000 Richard Jones Rd., Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17522

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $303,000.00

Affiant

Subscribed and sworn to before me this 29th day of September, 2000.

Notary Public

My Commission Expires: 9/25/2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
JOHN T. LUCIANO	GMAC MORTGAGE	115-15
6400 Jocelyn Hollow Road	1198 WEST MAIN STREET	86
Nashville, Tennessee 37205	HENDERSONVILLE, TN 37075	08DZ71385

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, PHILLIP M. REYNOLDS AND WIFE, MARY E. REYNOLDS, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN T. LUCIANO AND WIFE, KATHLEEN LUCIANO, ("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 6400 Jocelyn Hollow Road, Nashville, Tennessee 37205.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2000.

PHILLIP M. REYNOLDS

By: Mary E Reynolds by Mary E Reynolds
MARY E. REYNOLDS, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

Mary E Reynolds
MARY E. REYNOLDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 29th day of September, 2000.

My Commission Expires: 9/25/2004

MUDTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY E. REYNOLDS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said PHILLIP M. REYNOLDS, and is authorized by the said PHILLIP M. REYNOLDS, to execute this instrument on his behalf.

Witness my hand, at office, this 29th day of September, 2000.

My Commission Expires: 11/29/03

Notary Public

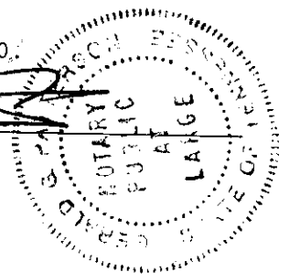


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of West Meade Farms, Inc. Section "D", as of record in Plat Book 1835, pages 40 and 41, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Phillips M. Reynolds and wife, Mary E. Reynolds by deed from William G. Cole, Jr. and wife, Margaret B. Cole of record in Book 7994, page 108, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 1835, pages 40 and 41, said Register's Office.