SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 05/01/01 09:19 2pgs
Fees:11.00 Taxes:615.68
20010501-0043667

ADDRESS NEW OWNER:
William A. Reynolds
3665 Knight Road
Whites Creek, Tennessee 37189

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Bank of America Mortgage
P. O. Box 17404
Baltimore, MD 21297-7404

MAP AND PARCEL:
MAP 49
PARCEL 294
12D-82150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Lynn Shumaker Crouch, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto William A. Reynolds, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the 3rd Councilmanic District of Nashville, Davidson County, Tennessee, being the same land conveyed in Deed Book 5211, Page 582, said Register's Office, and a portion of the property conveyed in Deed Book 3855, Page 803, said Register's Office, more particularly described as follows:

BEGINNING on the northerly side of a private road serving the property conveyed to Jay Gilpin, recorded in Deed Book 8831, Page 274, said Register's Office, said beginning point located N11°14'33"E, 428.0 feet from the center of Knight Road, and being the east line of Ronald Pomeroy, described in Book 6941, Page 280, said Register's Office;
Thence leaving said private road and along said Pomeroy N06°48'28"W, 290.0 feet to a cedar tree:

Thence along the east line of Bruce Lehrke, of record in Book 4456, Page 428, said Register's Office, N07°30'00"W, 1063.27 feet to an iron pin;
Thence S30°42'38"E, 900.34 feet to the northerly side of said private road;
Thence along said road S22°25'47"W, 411.72 feet;
Thence along a curve to the right, having a radius of 400 feet, a distance of 90.0 feet;

THENCE S35°19'21"W, 131.70 feet to the point of beginning and containing 5.73 acres, more or less, according to boundary survey completed April 26, 2001, by John Kohl & Company of Nashville, Tennessee.

Being the same property conveyed to Lynn Shumaker by Quitclaim Deed from James Shumaker through Trustee, G. Whitner Kemper, of record in 5211, Page 582, Register's Office for Davidson County, Tennessee.

The description in prior deed was corrected by survey of John Kohl & Company of Nashville, dated April 26, 2001.

This conveyance subject to an ingress and egress of record in Book 4766, Page 887, said Register's Office, from Knight Road over the existing roadway to the driveway entering the lands hereby conveyed and all parties agree to keep said roadway free of obstruction.

Don C. Crouch joins in the execution of this instrument to convey whatever interest he may have, especially marital rights.

Taxes for 2001 have been pro-rated and assumed by Grantee.

This is improved property known as 3665 Knight Road, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William A. Reynolds, his heirs and assigns, forever; and I, Lynn Shumaker Crouch do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular 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 27th day of April, 2001.

Lynn Shumaker Crouch

Lynn Shumaker Crouch

Don C. Crouch

Don C. Crouch

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lynn Shumaker Crouch and husband, Don C. Crouch 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 at Brentwood, Tennessee, this the 27th day of April, 2001.

K. THOMAS
NOTARY PUBLIC
NOTARY PUBLIC AT LARGE

NOTARY PUBLIC

My Commission Expires: 10/22/01

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 166,400.00.

AFFIANT

Subscribed and sworn to before me this 27th day of April, 2001.

K. THOMAS
NOTARY PUBLIC
NOTARY PUBLIC AT LARGE
WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 10/22/01