PREPARED BY ~~(AND RETURN TO)~~: Ret to:

WILKINS & IVEY
Attorneys-at-Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *wilkinsandivey@bellsouth.net*
W & I Ref: (gj) Title No: 42178
Dav. Co. File: Box 8

TITLE ENTERPRISES, LLC
214 Centerview Dr., Ste. 225
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/21/01 13:27 2pgs
Fees:11.00 Taxes:518.00
20010521-0052381

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jimmie K. Reed Tonya Reed 2000 Waterford Drive Old Hickory, TN 37138	Irwin Mortgage Corporation 400 Interstate N. Pkwy, Ste 580 Atlanta, GA 30339-5030

TAX MAP-PARCEL NUMBERS: 53-6-B-100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia A. Trout, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Jimmie K. Reed and spouse, Tonya Reed _____, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 31 on the Plan of Waterford Phase 5B of record in Book 7900, page 838 - 839, Register's Office for said County.

SAID Lot No. 31 fronts 62.82 feet on the easterly margin of Waterford Drive and extends back 114.81 feet on the northerly line and 114.09 feet on the southerly line to a deadline in the rear, measuring 62.82 feet thereon.

BEING the same property conveyed to Patricia A. Trout, unmarried by deed from Larry Powell, married of record in Book 10076, page 420, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 838 - 839, said Register's Office, which Plan shows a 20 foot minimum building setback line from Waterford Drive, together with additional setback building designations and 15 foot easement for utility and drainage purposes along the along the front line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 7463, page 294, Book 8699, page 462, Book 8694, page 216, Book 9530, page 189, Book 9530, page 185, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This is improved property, known as: 2000 Waterford Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on May 18 ,20 01 .

Patricia A. Trout
Patricia A. Trout

State of North Carolina
County of Guilford

On 5-3- ,20 01 , before me the undersigned authority, personally appeared Patricia A. Trout, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Vicky C. Dawson
Notary Public

My Commission Expires: 6-18-2003

VICKY C. DAWSON NOTARY PUBLIC GUILFORD COUNTY, N. C.

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 140,000.00

Affiant

Sworn and subscribed before me on May 18 ,20 01 .

April G. Nichols
Notary Public

My Commission Expires:

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires JUN 21, 2003