This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

Davidson County DEEDWARR
Recvd: 08/06/01 13:57 3pgs
Fees:18.00 Taxes:64.75
20010806-0083857

LIMITED WARRANTY DEED

Address New Owner(s) as follows: **T.W.C. GROUP,**
749 Lynwood Avenue, Nashville, TN 37203

Name and Address of the person or entity responsible for payment of real property taxes: Owner

Map and Parcel No. **105-6-179**

For and in consideration of the sum of **SEVENTEENE THOUSAND FIVE HUNDRED ($17,500.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, **FLORENCE MARTIN, Executrix under the Last Will and Testament of ETHEL PAUL REAVIS, deceased, and as Special Master by the Court**, hereinafter referred to as Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **T.W.C. GROUP,** its successors and assigns, hereinafter referred to as Grantee, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **improved** property known as **749 Lynwood Avenue, Nashville, Davidson County TN 37203.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **T.W.C. GROUP,** its successors and assigns, forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, that she has a good right to convey it, and that the same is unencumbered, except as shown herein. Grantor does further covenant and bind herself/her heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, its successors

and assigns, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantor herein and does not extend to any previous time thereto.**

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 18th day of July 2001.

Florence C Martin, Executrix

FLORENCE MARTIN, Executrix under the Last Will and Testament of ETHEL PAUL REAVIS, deceased, and Special Master by the Court

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **FLORENCE MARTIN, Executrix under the Last Will and Testament of ETHEL PAUL REAVIS, deceased, and Special Master by the Court,** with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument as Executrix under the Last Will and Testament of ETHEL PAUL REAVIS, deceased, and Special Master by the Court, for the purposes therein contained and being authorized to do so.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of July 2001.

Mary Bess Rollins Notary Public

My commission expires 11/29/2003

MARY BESS ROLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $17,500.

Beth Thomas Affiant

Subscribed and sworn to before me this ____ day of ____ 1999.

ROBIN LEE DUBRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JAN. 31, 2004

Notary Public

My commission expires 1-31-04

EXHIBIT A

Real property located at and known as 749 Lynwood Avenue, Nashville, Davidson County, Tennessee 37203.

Being the easterly seven (7) feet of Lot No. 12 and the westerly thirty six (36) feet of Lot No. 13 in the Highland Garden Plan of Lots as shown of record in Book 57, Page 118, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 12 and 13 front together 43 feet on the southerly side of Lynwood Avenue and runs back between parallel lines measuring 135.1 feet thereon.

Being the same property vested in Ike Reavis and wife, Ethel Paul Reavis by deed from J.B. Thomas et ux as shown of record in Book 1339, Page 587, Register's Office for Davidson County, Tennessee. The said Ike Reavis predeceased the said Ethel Paul Reavis. The said Ethel Paul Reavis died on the 10th day of October , 1995, leaving a Last Will and Testament which was admitted to probate in the Seventh Circuit Court (Probate Division), Davidson County, Tennessee, on August 26, 1997, as shown of record in Will Book 215, Page 291.

This conveyance is made pursuant to a Decree of Partition of Real Properties by Sale approved and entered by the Court on May 9, 2001, as shown of record as No. 1849/339556, and an Order of Sale approved and entered by the Court on June 5, 2001, as shown of record as No. 1909/350012, in the matter of the Estate of Ethel Paul Reavis, deceased, Florence Martin, Petitioner vs. Mary Linda Townes, et al, Respondents, Seventh Circuit Court (Probate Division), Davidson County, Tennessee, Rule No. 97P-1309.