THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 08/17/01 15:25 3pgs
Fees:18.00 Taxes:222.00

20010817-0089323

WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
E. O'Neil Heard 220 Wallace Road Nashville TN 37211	Same	Map/Parcel 148-1-228

FOR AND IN CONSIDERATION of the sum of Sixty Thousand Dollars ($60,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, John N. Reeves has bargained and sold and by these presents does transfer and convey unto E. O'Neil Heard, a single person, the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being in the 5th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Wm. Collier Parrish Associates dated October 23, 1962, as follows:
>
> Beginning at an iron stake in the north margin of Wallace Road at the southwest corner of the tract conveyed to Will A. Rainey and wife by deed of record in Book 3309, page 323, Register's Office for said county, thence along the margin of Wallace Road, westerly around a slight curve, 26 feet to a stake, continuing with the margin of said road, north 89 degrees west 49 feet to an iron stake; thence leaving said road, north 0 degrees 12 minutes east 140 feet to a point; thence north 88 degrees 12 minutes east 68.10 feet to the northwest corner of the Rainey Lot above mentioned; thence with Rainey's west line, south 1 degree 42 minutes east 143.2 feet to the point of beginning.
>
> Being the same property conveyed to John N. Reeves by instrument of record at Book 7477, page 712, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 216 Wallace Road, Nashville, Davidson County, Tennessee 37211.
>
> This real estate description was taken from a previous deed. No new survey of the property was done. Possession of the property on December 31, 2001.
>
> Property taxes for 2001 are pro-rated. Hazard risk of loss passes to Seller upon delivery of the deed.

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, his heirs and assigns,

forever. And I 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 the same in unencumbered except a Deed of Trust of record securing a Note payable to Grassland Financial Services, Inc., dated August 14, 1999, in the original principal amount of $20,000.00. And I do further covenant and bind myself, my heirs and assigns, 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.

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

IN WITNESS WHEREOF, I have set my hand on this 17th day of August, 2001.

John N. Reeves

Cynthia M. Reeves

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named John N. Reeves and Cynthia M. Reeves, the bargainors, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 17th day of August, 2001.

NOTARY PUBLIC

My Commission Expires:
3-27-2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

E. O'Neil Hand
AFFIANT

Sworn to and subscribed before me
this 17th day of August, 2001.

Notary Public

My Commission Expires: 3-27-2004