PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref(ST) Title No: 43149
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/07/02 11:08 2pgs
Fees:13.00 Taxes:1184.00
20020107-0002061

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Spencer L. Nauman Alyssa M. Resch 117 Alton Road Nashville, TN 37205	Suntrust Bank 201 Fourth Avenue North Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 129-12-099

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$320,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Reynolds Properties and Renovations, LLC**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Spencer L. Nauman and spouse, Alyssa M. Resch**, 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. 15, Block A on the Plan of 2nd Revised Plan, Highlands of Belle Meade No. 2 Blocks, A, B, C & D of record in Book 1130, Pages 62 & 63, Register's Office for said County.

Said Lot No. 15 of Block A fronts 100.0 feet on the southwesterly margin of Alton Road and extends back between parallel lines 200 feet to a dead line in the rear, measuring 100.0 feet thereon.

Being the same property conveyed to Reynolds Properties, LLC, A Tennessee Limited Liability Company by deed from Stephen M. Pratt and wife, Leona Maitland Pratt, as to a 46 % undivided interest and Overton Thompson, III, Trustee under agreement dated December 29, 1995, as to a 54% undivided interest of record in Doc. No. 20010924-0103022, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in doc. No. 20011120-0127255, said Register' s Office, the said Reynolds Properties, LLC, a Tennessee limited liability company, conveyed subject property to Reynolds Properties and Renovation, LLC, a Tennessee limited liability company.

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

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130 Pages 62 & 63, said Register's Office, which Plan shows a 50 foot minimum building setback line from Alton Road and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 117 Alton Road, Nashville, Tennessee 37205

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 this 31st day of December, 2001.

~~Reynolds Properties and~~ Renovations, LLC

By: _____

Title: President

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared Tim Reynolds with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as (or other officer authorized to execute this instrument) of **Reynolds Properties and Renovations, LLC**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Tennessee this the 31st day of December, 2001.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: _____ My Commission Expires MAY 30, 2004

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $320,000.00

Spencer L Naumann by Jm ATTY IN FACT

_____
Affiant

Sworn and subscribed before me this the 31st day of December, 2001.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: _____ My Commission Expires MAY 30, 2004