THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18690**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,000.00 Affiant Subscribed and sworn to before me, this 28th day of FEBRUARY, 2002. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Mr. and Mrs. Marion Reynolds, Jr. 5961 Hitching Post Lane Nashville, TN 37211	**Send Tax Bills To:** Crown Mortgage Services 833-C Wren Rd. Goodlettsville, TN 37072	**Tax Information:** MAP 172-14-A PAR 15.00 CO FB 06D 78346

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, PATRICIA M. RUSSELL, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARION REYNOLDS, JR. AND WIFE, BARBARA J. REYNOLDS ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5961 Hitching Post Lane, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of FEBRUARY, 2002.

PATRICIA M. RUSSELL

Davidson County DEEDWARR
Recvd: 03/05/02 11:53 2pgs
Fees:13.00 Taxes:925.00
20020305-0027412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, PATRICIA M. RUSSELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Witness my hand, at office, this 28th day of FEBRUARY, 2002.

My Commission Expires NOV 29, 2003

My Commission Expires: _____

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Section One Wexford Downs, as of record in Plat Book 9700, pages 308 and 309, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Patricia M. Russell, unmarried, by deed from Beazer Homes Corp., D/B/A Phillips Builders, A Tennessee Corporation of record in Book 11029, page 130, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 10292, page 51; (3) Easements of record in Book 10359, page 615 and Book 10529, page 560; (4) Dedication of common area of record in Book 10937, page 789; (5) Charter of record in Book 10500, page 444; (6) Agreement of record in Book 10357, page 925; and (7) All matters appearing on the Plan of record in Plat Book 9700, page 221 and Plat Book 9700, pages 308 and 309, said Register's Office.