THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 03/27/02 13:57 2pgs
Fees:13.00 Taxes:373.70

20020327-0037632

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***101,000.00.

Affiant

Subscribed and sworn to before me this 26th day of March, 2002.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

My Commission Expires: 10-12-05

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
REYNOLDS PROPERTIES AND RENOVATIONS, LLC 1311 Gartland Avenue Nashville, Tennessee 37206	SAME	MAP 83-9 PARCEL 62

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED ONE THOUSAND AND 00/100 DOLLARS ($***101,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, RAYMOND PAUL ENGELHARDT and wife, TAMMIE L. ENGELHARDT (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto REYNOLDS PROPERTIES AND RENOVATIONS, LLC., a Tennessee limited liability company (hereinafter called the "GRANTEE"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly one-half of Lot No. 7, Block 1, on the Plan of The Property of The East Addition Real Estate Company of record in Book 161, page 73, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 7 fronts 50.0 feet on the northerly margin of Gartland Avenue and extends back between parallel lines 160.0 feet to a 15-foot alley.

BEING the same property conveyed to Raymond Paul Engelhardt and Tammie L. Engelhardt by deed from R.P. Engelhardt and wife, Almeida Engelhardt, of record in Book 11245, page 133, Register's Office for Davidson County, Tennessee.

This is improved property known as 1311 Gartland Avenue, Nashville, Tennessee 37206.

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, its successors and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of The Property of The East Addition Real Estate Company of record in Book 161, page 73, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 26th day of March, 2002.

Raymond Paul Engelhardt
RAYMOND PAUL ENGELHARDT

Tammie L. Engelhardt
TAMMIE L. ENGELHARDT

BY: David Engelhardt
Tammie L. Engelhardt
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TAMMIE L. ENGELHARDT, the bargainor, 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.

Witness my hand and official seal this 26th day of March, 2002.

Mitchell A. Watts
Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMMIE L. ENGELHARDT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RAYMOND PAUL ENGELHARDT, and acknowledged that she executed the same as the free act and deed of the said RAYMOND PAUL ENGELHARDT.

Witness my hand and official seal this 26th day of March, 2002.

Mitchell A. Watts
Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee