THIS INSTRUMENT PREPARED BY:

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

Davidson County DEEDWARR
Recvd: 03/27/02 14:00 2pgs
Fees:13.00 Taxes:850.63
20020327-0037633

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***229,900.00.

Gina Folk Whitesell
Affiant

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

Mitchell A. Watts
Notary Public

My Commission Expires: 10-17-05

| **ADDRESS OF NEW OWNER** | **SEND TAX BILLS TO** | **MAP & PARCEL NOS.** |
|---|---|---|
| GINA FOLK WHITESELL<br>1311 Gartland Avenue<br>Nashville, Tennessee 37206 | FREEMAN WEBB MORTGAGE CORPORATION<br>545 Mainstream Drive<br>Nashville, Tennessee 37228 | MAP 83-9<br>PARCEL 62 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND 00/100 ($***229,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, REYNOLDS PROPERTIES & RENOVATIONS, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GINA FOLK WHITESELL, married, hereinafter called the Grantee, her heirs 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 Reynolds Properties & Renovations, LLC, by deed from Raymond Paul Engelhardt and wife, Tammie L. Engelhardt, of record as Instrument No. 20020327-0037632 in the 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, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has 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 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.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 26th day of March, 2002, the limited liability company, having caused its name to be signed hereto by its duly authorized officer on said day and date.

REYNOLDS PROPERTIES & RENOVATIONS, LLC

BY: _____
Timothy Reynolds
Chief Manager

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manger of Reynolds Properties & Renovations, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Chief Manager.

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

_____
Notary Public

My Commission Expires: 10/17/05