Prepared by:
Realty Title & Escrow
Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this 25th day of February, 2002.

Notary Public
My commission expires: ~~05/30/04~~ 9-2800

Davidson County DEEDWARR
Recvd: 04/16/02 15:14 2pgs
Fees:13.00 Taxes:351.50

20020416-0047234

Address of New Owner:	Send Tax Bills to:	Tax Information
Cathy A. Reas	National Bank of Commerce	105-14
851 Bradford Avenue	One Commerce Square - First Floor	172.00
Nashville TN 37204	Memphis, TN 38150	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert Dawkins and Richard Dawkins and Ronald Nelson and Frances Saffell and Sylvia Bowling and Maurice Hunter, heirs at law of Gertha Lee Nelson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cathy A. Reas and husband, Gary L. Reas, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-Subdivision of Lot No. 5 on the Map of Joseph Knowles' Subdivision of Block "D" in C.D. Elliott's Plan, of record in Book 4350, Page 78, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Beginning at a point in the westerly margin of Knowles Avenue at the common corner of Lots 1 and 2; thence with the line between said lots westwardly 99.97 feet to a point; thence northwardly 120.0 feet to a point in the southerly margin of Bradford Avenue; thence with said margin eastwardly 80.2 feet to a point; thence around a curve 31.21 feet to a point in the westerly margin of Knowles Avenue; thence with said margin 100.19 feet to the point of beginning.

Being the same property conveyed to Gertha Lee Nelson, an unmarried person, by deed from Andrew Ewing, Trustee for D.U. Crockett and Mayfair Homes, Inc., a joint venture d/b/a Crockett-Mayfair, dated January 5, 1971, recorded in Book 4473, Page 17, Register's Office for said County. Gertha Lee Nelson has since died intestate, leaving Robert Dawkins, Richard Dawkins, Ronald Nelson, Frances Saffell, Sylvia Bowling and Maurice Hunter as her heirs at law.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 851 Bradford Avenue, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 25th day of February, 2002.

Robert Dawkins

Richard Dawkins, by Robert Dawkins, ATTY-IN-FACT
Attorney in Fact

Ronald Nelson, by Robert Dawkins,
Attorney in Fact ATTY-IN-FACT

Frances Saffell, by Robert Dawkins, ATTY-IN-FACT
Attorney in Fact

Sylvia Bowling, by Robert Dawkins,
Attorney in Fact ATTY-IN-FACT

Maurice Hunter, by Robert Dawkins, ATTY-IN-FACT
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Dawkins with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 25th day of February, 2002.

Catherine R. Vass
State of Tennessee at Large

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30th 2004

My Commission expires 05/30/04

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Dawkins, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Richard Dawkins, Frances Saffell, Sylvia Bowling and Maurice Hunter and that he is authorized by them to execute this instrument on their behalf. * and Ronald Nelson

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of February, 2002.

05/30/04
Commission expires

Notary Public

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30th 2004