Davidson County DEEDWARR
Recvd: 07/29/02 09:18 3pgs
Fees:18.00 Taxes:407.00
20020729-0090342

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Reynolds Properties and Renovation, L.L.C. 5638 Oakes Drive Brentwood, TN 37027	Same as New Owner	Map 83-09 Parcel 121

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the ESTATE OF JOSEPHINE THOMPSON, deceased, and THOMAS WAYNE LONG, individually, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto REYNOLDS PROPERTIES AND RENOVATION, L.L.C., a limited liability company, hereinafter referred to as the "GRANTEE", its successors or 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. 28 on the Map of Bransford and McWhirters Sub-Division of Allison Place of record in Book 161, page 109, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 50 feet on the southerly side of Forrest Avenue and extends back between parallel lines 160 feet to an alley in the rear measuring 50 feet thereon.

Being the same property conveyed to Josephine Thompson, unmarried, by Quitclaim Deed from Bertha Thompson, a widow, of record in Book 9727, page 960, said Register's Office. And, the said Josephine Thompson died, testate, on May 21, 2002 at which time under the terms and provisions of her Last Will and Testament the property became vested in Thomas Wayne Long, in fee simple.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1110 Forrest Avenue, Nashville, TN 37206.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. Section 26-2-307 or other similar statute.

THOMAS WAYNE LONG, individually and as Executor of the ESTATE OF JOSEPHINE THOMPSON, deceased, hereby represents and warrants that the said estate remains open but sufficient monies are in the estate for the payment of all debts, taxes and costs of administration.

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 or assigns, forever.

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

1. Real Property Taxes for the year 2002, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Any and all matters as they may appear on the plan of record in Book 161, page 109, said Register's Office.

And, the GRANTORS do further covenant and bind themselves, their successors or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

ESTATE OF JOSEPHINE THOMPSON

BY: Thomas Wayne Long
THOMAS WAYNE LONG, Executor

Thomas Wayne Long
THOMAS WAYNE LONG, individually

"GRANTEE"

REYNOLDS PROPERTIES AND RENOVATION, L.L.C.

BY:
TIMOTHY DAVID REYNOLDS, Chief Manager

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS WAYNE LONG, individually and as Executor of the ESTATE OF JOSEPHINE THOMPSON, deceased, 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 therein contained.

WITNESS my hand, at office, this the 25th day of July, 2002.

Diana C. Frey
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN

My Comm. Expires July 23, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared TIMOTHY DAVID REYNOLDS, with whom I am personally acquainted and who acknowledged himself to be the Chief Manager of REYNOLDS PROPERTIES AND RENOVATION, L.L.C., the bargainor, a limited liability company, and as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand, at office, this the 25th day of July, 2002.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 23, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Affiant

Sworn to and subscribed before me, this the 25th day of July, 2002.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 23, 2005