PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(ST) Title No: 43563
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/09/02 08:26 2pgs
Fees:13.00 Taxes:1267.99
20020809-0096028

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Charles B. Reasor III Mary C. Reasor 822 Forest Acres Drive Nashville, Tennessee 37220	America's Wholesale Lender 750 Old Hickory Blvd. #180 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 146-14-009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$342,700.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Fred C. Goad Jr. and spouse, Deana Ross Goad**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles B. Reasor III and spouse, Mary C. Reasor** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Forest Acres, Section Three of record in Book 1424, Page 56 Register's Office for said County.

Said Lot No. 13 fronts 151.2 feet on the northerly margin of Forest Acres Drive and extends back 225 feet on the easterly line and 195.4 feet on the westerly line to a broken line in the rear, measuring 398.9 feet thereon.

Being the same property conveyed to Fred C. Goad by deed from Jasper P. Neel and Faye R. Neel of record in Book 9694, Page 661, said Register's Office. By Quitclaim Deed of record in Book 9989, Page 924, said Register's Office, Elizabeth H. Goad conveyed her interest in subject property to Fred C. Goad. By Quitclaim Deed of record in Book 11120, Page 657, said Register's Office. Fred C. Goad, Jr. conveyed his interest in subject property to Deana Ross Goad. By Quitclaim Deed of record in Book 11463, Page 454, said Register's Office a tenancy by the entirety was created in Fred C. Goad, Jr. and wife, Deana Ross Goad.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424 Page 56, said Register's Office, which Plan shows a 80 foot minimum building setback line from Forest Acres Drive and a 10 foot easement for public utility purposes along the easterly line(s).

This is improved property, known as: 822 Forest Acres Drive, Nashville, Tennessee 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of August, 2002.

Fred C. Goad Jr.

Deana Ross Goad

State of TENNESSEE
County of DAVIDSON

On this 2nd day of August, 2002 , before me the undersigned authority, personally appeared Fred C. Goad Jr. and Deana Ross Goad , to me known (or proved to me on the basis of satisfactory evidence) ~~to be the~~ person(s) described in and who executed the foregoing instrument, and acknowledged the execution ~~as~~ a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $342,700.00

Affiant

Sworn and subscribed before me this the 2nd day of August, 2002

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2004