RETURN TO BOX #23

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN,
& CALDWELL (PSM)
A Professional Corporation
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 08/13/02 16:13 5pgs
Fees:28.00 Taxes:207.20
20020813-0098117

FROM: **John William Reese,**
Adam Christopher Reese
Rachael Marie Reese and ("GRANTORS")

TO: **Arthur Vinett and wife, Kim Vinett** ("GRANTEES")

ADDRESS NEW OWNER:	**SEND TAX BILLS:**	**MAP AND PARCEL NUMBER:**
Arthur Vinett, et ux 6219 Neighborly Avenue Nashville, TN 37209	Same	103-01-72

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **John William Reese, Adam Christopher Reese** and **Rachael Marie Reese, being all of the heirs at law of Mary Ann Harrington Reese, deceased,** have bargained and sold, and by these presents do transfer and convey unto **Arthur Vinett and wife, Kim Vinett**, their heirs and assigns, all of our interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 9 in Cowden Subsdivision No. 4 and being a part of the tract of land conveyed by John T. Lellyette to Lilian Cowden by deed of record in Book 505, Page 506, Register's Office for Davidson County, Tennessee, property being described in Book 1514, Page 610, said Register's Office.

Described according to a survey of John Kohn and Company dated October 29, 1987, described as follows:

Beginning at a point in Neighborly Avenue being the Northwest corner of the Glen A. Duke property described in Book 3219, page 587, said Register's Office, thence with the Duke's line northeasterly 200 feet to a point thence Northwesterly 95 feet to a point; thence Southwesterly 198 feet to a point in the original east boundary of Neighborly Avenue thence Southeasterly 90 feet to a point of beginning.

Included but specifically excluded is that part of Neighborly Avenue which is used as right-of-way for Neighborly Avenue.

Being the same property conveyed to Mary Ann Harrington Reese (being one and the same person as Mary Ann Cunningham) by deed from Lucile Hutcherson of record in Book 7445, Page 779, Register's Office for Davidson County, Tennessee. The said Mary Ann Harrington Reese having since died on June 3, 2001, intestate, and title is vested in her children and heirs at law: John William Reese, Adam Christopher Reese and Rachael Marie Reese.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

The above description is identical to that contained in the prior deed .

This is improved property located at 6219 Neighborly Avenue, (formerly known as 806 Watts Lane), Nashville, Tennessee 37209.

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 and assigns, forever.

And GRANTORS do covenant with the said GRANTEES 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 for 2002 real property taxes, which have been prorated between the parties and which shall be paid by GRANTEES before delinquent.

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

Philip S. McSween, Administrator of the Estate of Mary Ann Harrington Reese, by Order of the Davidson County Probate Court entered July 12, 2001, hereby joins in and executes this instrument for the purpose of conveying to GRANTEES any and all right, title and interest the Estate of Mary Ann Harrington Reese may have in and to the above described real property, but not further or otherwise.

WITNESS our hands this 7th day of August, 2002.

John William Reese

Adam Christopher Reese

Rachael M. Reese

Rachael Marie Reese

STATE OF Georgia)
COUNTY OF Gordon)

Personally appeared before me, Nancy Lemming, a Notary Public in and for said County and State, the within named **Rachael Marie Reese,** the within named bargainor, with whom I am personally acquainted, or who 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 at Calhoun, Georgia, this 5th day of August, 2002.

Nancy Lemming
NOTARY PUBLIC

My Commission Expires: _____

Estate of Mary Ann Harrington Reese

By: _____
Philip S. McSween, Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda Lee R. Howard a Notary Public in and for said County and State, the within named, **John William Reese and Adam Christopher Reese,** the within named bargainors, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of August, 2002.

LINDA LEE R. HOWARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 26, 2005

_____
NOTARY PUBLIC

My Commission Expires: 11/26/2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda Lee R. Howard a Notary Public in and for said County and State, the within named, **Philip S. McSween,** the within named bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he as **Administrator of the Estate of Mary Ann Harrington Reese, deceased,** executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of August, 2002.

_____
NOTARY PUBLIC

My Commission Expires: 11/26/2005

LINDA LEE R. HOWARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 26, 2005

NRAC 395384 v1
825335-00001 07/30/2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $56,000.00.

AFFIANT

Subscribed and sworn to before me, this 7th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 4/26/2005

LINDA LEE R. HOWARD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires NOV. 26, 2005