RETURN TO:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 19 day of August, 2002, by and between HENRY HOWARD REASONER, A MARRIED MAN, hereinafter called Grantor, and BONNIE KAY REASONER MILLS and JOHN M. MILLS, WIFE AND HUSBAND, hereinafter called Grantees.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, HENRY HOWARD REASONER, A MARRIED MAN, Grantor, does hereby bargain, sell, transfer and convey unto BONNIE KAY REASONER MILLS and JOHN M. MILLS, WIFE AND HUSBAND, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as ROUTE 2 IVEY POINT ROAD, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors heirs and assigns, against the lawful claims of all person whomsoever.

BARBARA ELAINE REASONER, wife of HENRY HOWARD REASONER, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Henry Howard Reasoner
HENRY HOWARD REASONER
Signature of Seller

Barbara Elaine Reasoner
BARBARA ELAINE REASONER
Signature of Spouse

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

Jacqueline K. Belcher, Notary Public
Commission expires Sept. 4, 2002

Davidson County DEEDWARR
Recvd: 08/26/02 09:08 3pgs
Fees:18.00 Taxes:129.50

20020826-0102589

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HENRY HOWARD REASONER, joined by HIS WIFE, BARBARA ELAINE REASONER,** the within named bargainor, 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 14th day of **August, 2002.**

NOTARY PUBLIC AT LARGE

Susanne K. Belcher
Notary Public

My Commission Expires: Sept. 4, 2002

Name and Address of Property Owner:

BONNIE KAY REASONER MILLS and JOHN M. MILLS, WIFE AND HUSBAND

1209 NORTH FLORIDA AVENUE
TARPON SPRINGS, FL 34689

Property Address:

ROUTE 2 IVEY POINT ROAD
GOODLETTSVILLE, TN 37072

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 10, PARCEL 18

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Hamilton

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$35,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Henry Howard Reasoner
Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **August, 2002.**

NOTARY PUBLIC AT LARGE

Susanne K. Belcher
Notary Public

My Commission Expires: Sept. 4, 2002

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EXHIBIT 'A'

BEGINNING at a point in the center of Ivey Road (Abner Binkley's Corner) and running thence north 2 degrees 45 minutes east 700.5 feet to an iron pin; thence, north 62 degrees, 30 minutes west 250 feet to an iron pin; thence, south 27 degrees 30 minutes west 649 feet to an iron pin in the center of Ivey Point Road; thence, with the center of said road south 63 degrees 30 minutes east 544.5 feet to the point of beginning, containing by survey of R.L. Pardue, Jr., dated June 21, 1938, 5.7 acres.

This conveyance includes but excludes a graveyard containing 0.18 acres which is not hereby conveyed.

BEING the same property conveyed to HENRY HAYDEN REASONER AND HENRY HOWARD REASONER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Quitclaim Deed from Perry R. Happell, Trustee, of record in Book 5637, page 379, Register's Office for Davidson County. The said Henry Hayden Reasoner having since died on 9-26-88, the property vested by operation of law in the surviving joint tenant under the said deed, Henry Howard Reasoner.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 10, PARCEL 18).

2. Right of Way for Ivey Point Road and any unrecorded easements for roads and utilities, if any.

3. Easement by operation of law for ingress and egress to and from adjoining cemetery.