# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF October 2002

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-8814-E

47

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John M. Reynolds (NAME) | SUNTRUST BANK (NAME) | MAP 51-8 |
| 315 Due West Avenue (ADDRESS) | P. O. BOX 305110, 7TH FLOOR (ADDRESS) | 11D67005 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | NASHVILLE, TN 37230-5110 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Betty J. Smith and Patricia A. Lazenby and Charles R. Mundy and Donald E. Mundy, Heirs at Law Willie Mae Mundy, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Reynolds, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 more particularly described as follows, to-wit:

Being the easterly 25 feet of Lot No. 5, all of Lots Nos. 4 and 5, and the westerly 25 feet of Lot No. 6 on the unrecorded plan of George F. Roth's Re-Subdivision of Lots No. 19 and 23, Montague, and described as follows:

BEGINNING at a point in the northeasterly margin of Due West Avenue, formerly Belle Camp Highway, 194.4 feet southeast of the corner of said Avenue and Milliken Bend; thence with the margin of Due West Avenue, southeasterly 150 feet to a point; thence northeasterly 200 feet to a point; thence North 53 deg. 30' west 150 feet to a point; thence southwesterly 200 feet to the point of beginning.

Being the same property conveyed to William E. Mundy and wife, Willie Mae Mundy by deed from Alton F. Sapp and wife, Ann Marie Sapp of record in Book 2136, Page 405, Register's Office for Davidson County, Tennessee. William E. Mundy having since deceased and being survived by his wife, Willie Mae Mundy. Willie Mae Mundy having deceased on February 24, 2001, testate, said Last Will and Testament being made of record in the non-probated wills files as Docket No.: 02UP-60, Probate Court, Davidson County, Tennessee; being survived by four (4) children: Betty Jo Smith, Patricia Ann Lazenby, Charles Ray Mundy and Donald E. Mundy; said legatees being one and the same as the sole heirs at law; said property passing at death to Betty Jo Smith, Patricia Ann Lazenby, Charles Ray Mundy and Donald E. Mundy; as sole heirs at law and/or sole legatees.

Davidson County DEEDWARR
Recvd: 10/07/02 16:31 2pgs
Fees:13.00 Taxes:292.30

20021007-0122116

unimproved ( )
This is improved ( X ) property, known as 315 Due West Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address)

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 we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, 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. 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 our hand s this 1st day of October 2002

Betty J. Smith
Betty J. Smith

Charles R. Mundy
Charles R. Mundy

Patricia A. Lazenby
Patricia A. Lazenby

Donald E. Mundy
Donald E. Mundy



DCTN01WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty J. Smith and Patricia A. Lazenby and Charles D. Mundy and Donald E. Mundy, Heirs at Law Willie Mae Mundy

the bargainor S, with whom I am personally acquainted or 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 Goodlettsville, Tennessee, this 1st day of October 2002.

Commission expires 10-25-03

Notary Public

NOTARY PUBLIC AT LARGE
Bertie Jo Whittaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

BERTIE JO WHITTAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public