WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 11/19/02 14:41 2pgs
Fees:13.00 Taxes:1165.50

20021119-0143574

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 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.

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
Connie Iden-Monds (NAME)	America's Wholesale Lender (NAME)	182-118
6004 Cane Ridge Road (ADDRESS)	750 Old Hickory Bld # 180 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Tony V. Reynolds and wife, Janice Reynolds

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Connie Iden-Monds

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 the 5th Civil District of Davidson County, Tennessee, being Tract No. 5 of a survey of the Charles C. Bonds Tract acquired by deed of record in Book 4886, Page 894, Register's Office for Davidson County, Tennessee and more particularly described according to a survey by Billy Carl Tomlin, Surveyor, dated May 1, 1975, as follows, to-wit:

Beginning at an iron pin in the easterly margin of Cane Ridge Road and the northerly margin of Tract No. 4 conveyed to Roy Jones of record in Book 5009, Page 9, Register's Office for Davidson County, Tennessee; thence along the easterly margin of Cane Ridge Road North 34 degrees 15' West 172 feet to a point; thence North 45 degrees 30' East 813 feet to a point; thence North 7 degrees 41' East 656 feet to a point; thence South 85 degrees 3' East 336 feet to a point; thence South 5 degrees 30' West 654 feet to a point; thence South 50 degrees 50' West 1,082 feet to the point of beginning, containing 9.52 acres, more or less.

Being the same property conveyed to Tony V. Reynolds and wife, Janice Reynolds by deed from Dorothy E. Reynolds of record in Instrument No. 20020523-0063206, Register's Office for Davidson County, Tennessee.

Dorothy E. Reynolds was unmarried when she conveyed the property to Tony V. Reynolds and wife, Janice Reynolds which the deed is of record by Instrument Number 200205230063206 in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6004 Cane Ridge Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 15th day of November, 2002

Tony V. Reynolds

Janice D. Reynolds

Janice Reynolds

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 Tony V. Reynolds and wife, Janice Reynolds

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 15th day of November, 2002.

Commission expires 10-25-03

Bertie Jo Whitaker
Notary Public

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.

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