Davidson County DEEDWARR
Recvd: 05/09/03 16:01 2pgs
Fees:13.00 Taxes:1480.00
20030509-0062991

THIS INSTRUMENT PREPARED BY:
Mudter Morgan & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

Record & Return To:
File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 20433-03-2003

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $400,000.00.

J. W. Reynolds, Jr.
Affiant

Subscribed and sworn to before me, this April 28, 2003.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Hinsen-Tharp Properties, Inc. ~~6119 Hillsboro Pike~~ 2034 RICHARD JONES RD Nashville, TN 37215	NEW OWNER	Map No.144.00 Parcel No. 013.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nell Evans Reynolds**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hinsen-Tharp Properties, Inc.**, a Tennessee corporation ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6119 Hillsboro Pike, Nashville, TN,

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this April 28, 2003.

Nell Evans Reynolds BY J. W. Reynolds Jr.
Nell Evans Reynolds, by John W. Reynolds, Jr., Attorney-in-Fact under Durable General Power of Attorney, of record immediately prior hereto
Nell Evans Reynolds and Nell Brien Reynolds are one and the same person.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, John W. Reynolds, Jr., 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 on behalf of Nell Evans Reynolds as her Attorney-In-Fact, as the free and and deed of the within named Nell Evans Reynolds.

Witness my hand and official seal at Nashville, Tennessee this 28th day of April, 2003.

NOTARY PUBLIC

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

SCHEDULE "A"

Land in Davidson County, Tennessee, being the easterly 500 feet of Lot No. 6 and the easterly 500 feet of the southerly half of Lot No. 7 on the Map of Bransford Realty Company's Forest Hill Subdivision of Lot No. 1, James Boyd Lands, as of record in Book 547, page 140, Register's Office for said County.

Said parts of Lots Nos. 6 and 7 front together 300 feet on the westerly side of Hillsboro Road, as widened, and extend back between parallel lines 500 feet to a dead line.

Being the same property conveyed to John W. Reynolds and wife, Nell Evans Reynolds, by deed from Leonard B. Cash and wife, Mabyn H. Cash, of record in Book 2437, page 290, said Register's Office. The said John W. Reynolds having since died.

Nell Evans Reynolds and Nell Brien Reynolds are one and the same person.

This conveyance is made subject to:

1) 2003 County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and /or storm drainage, of record in Book 8259, page 174, Register's Office for Davidson County, Tennessee.
4) All matters appearing on the Plan of record in Plat Book 547, page 140, Register's Office for Davidson County, Tennessee.