Davidson County DEEDWARR
Recvd: 08/18/04 15:06 4pgs
Fees:23.00 Taxes:1850.00

20040818-0099968

GENERAL WARRANTY DEED

FROM: Dianne B. Wild, Grantor

This instrument was prepared by:
Warren H. Wild, Jr.
Stites & Harbison, PLLC
Suite 1800
424 Church Street
Nashville, Tennessee 37219

TO: Carol R. Reed, Grantee

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
Carol R. Reed 130 Prospect Hill Nashville, TN 37205	Same as New Owner	116-08-0-F-130.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Five Hundred Thousand and No/100 Dollars ($500,000.00).

Carol R. Reed
Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of August, 2004.

Notary Public

CHRISTY WIVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
My Commission Expires JULY 21, 2007

FOR AND IN CONSIDERATION OF the sum of Five Hundred Thousand and No/100 Dollars ($500,000.00), the receipt and sufficiency of which are hereby acknowledged, Dianne B. Wild ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Carol R. Reed ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 130 Prospect Hill, Nashville, Tennessee 37205.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is

unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, her heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Warren H. Wild, Jr., husband of Grantor, joins in this conveyance to grant to Grantee all of his rights, title and interest in the Property, if any, including marital rights, but without making any warranties or representations.

Witness my hand this 17th day of August, 2004.

Dianne B. Wild
Dianne B. Wild

Warren H. Wild, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, DIANNE B. WILD, the within named bargainor, with whom I am personally acquainted (or 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 seal, at Office in Nashville, Tennessee, this 17th day of August, 2004.

Deborah A. Hughes
Notary Public

DEBORAH A. HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/30/2007

My Commission Expires MAY 30, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, WARREN H. WILD, JR., 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 and seal, at Office in Nashville, Tennessee, this 17th day of August, 2004.

Deborah A. Hughes
Notary Public

DEBORAH A. HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/30/2007

My Commission Expires [illegible]

EXHIBIT A

PROPERTY DESCRIPTION

A certain building site (lot) identified as No. 130, as shown on the Revised Plan of Sugartree, Phase 3, of record in Deed Book 5050, pages 67-71, as amended in Book 5169, page 426; Book 5191, page 412; Book 5222, page 468, and Book 5238, page 93, Register's Office for Davidson County, Tennessee, and all improvements thereon.

Being the same property conveyed to WARREN H. WILD AND WIFE, DIANNE B. WILD, by deed of record in Book 5443, page 566, said Register's Office, the said Warren H. Wild, Jr. having conveyed his interest to Dianne B. Wild by Quitclaim Deed of record in Book 6557, page 679, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2004 and subsequent years.

   Davidson County taxes for 2004, a lien, but not yet due and payable, which have been prorated and will be paid by Grantee.

   Davidson County taxes for 2003, Map-Par. 116-08-0-F-30.00, $ 4,713.97 Paid.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4857, page 157, as amended in Book 4911, page 356; and further amended by Second Amendment of record in Book 4996, page 126, and further amended by Third Amendment of record in Book 5003, page 688, Register's Office for Davidson County, Tennessee, reference to said instruments is here made, all as made applicable to Sugartree, Phase #3, by instrument of record in Book 5087, page 220, Register's Office for Davidson County, Tennessee, which latter said instrument also amended Article I, Paragraph 4 of the Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 4857, page 157, Register's Office for Davidson County, Tennessee, and as further amended by instrument of record in Book 5152, page 401, and as Amended and Restated of record in Book 11758, page 466, said Register's Office.

3. Matters shown on the Plan of record in Book 5050, pages 67-71, said Register's Office.

4. Rights of others in and to the common elements.