WARRANTY DEED

BOOK 4298 PAGE 142

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James L. Rains, et ux	James L. Rains	6D-45450 & 6D-45470
(NAME)	(NAME)	MAP 161
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O P-50
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by James L. Rains and wife, Phyllis A. Rains, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, James Pleasant Rains DECEASED WIFE

have this day bargained and sold, and do hereby transfer and convey unto the said James L. Rains and wife, Phyllis A. Rains, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the southwest part of lot No. 1 on the Plan of Jno. Rains' Property as of record in Minute Book "I", page 495, County Court for said County, described as follows:
Beginning at a point in the center of the Owen and Winstead Pike, the southwest corner of said property and also being the southwest corner of the 90 acre tract conveyed to J. G. Rains by deed of Mrs. E. F. Rains' et al, of record in book 204, page 32, Register's Office for said County; thence north 4° east with the center of said Turnpike 117 feet; thence south 72° east 186 feet; thence south 4° west 171 feet to the southerly line of said lot No. 1 or 90 acre tract; thence north 72° west 186 feet to the beginning.
Being the same property conveyed to James Pleasant Rains, by deed from Sara Rains Karl, et al, of record in book 1454, page 250, Register's Office for said County.

This conveyance is made subject to easement to erect, maintain, repair, rebuild, operate and patrol an electric transmission line granted United States of America, by James Pleasant Rains ~~and wife~~, of record in book 2335, page 224, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $_____

Subscribed and sworn to before me, this the_____ day of

_____ 19_____ Affiant

My commission expires:_____ (Affix Seal) Notary Public

This is unimproved ( ) improved (X) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James L. Rains and wife, Phyllis A. Rains, their *(successors), heirs and assigns forever.* I *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James L. Rains and wife, Phyllis A. Rains, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 4 *day of* May, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This Instrument Was Prepared By

Stuart W. Pedigo

of the Law Firm Pedigo & Smith

Stahlman Building: Nashville, Tennessee

× James P Rains

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Howard Harper *, a Notary Public in and for said County and State,* James Pleasant Rains and wife,

the within named bargainor.s., with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 6th *day of* January, *19* 69

Howard Harper *Notary Public*

Commission expires April 26-1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 100.00. Affiant J. L. Rains

Subscribed and sworn to before me this 6 day of Jan 19 69

Deputy Register E Burkett

JAN-6 69 CONV * 100.00
JAN-6 69 S'TAX B* .26
JAN-6 69 PR'FEE B* .50
JAN-6 69 W'DEED B* 3.00 * 3.76

WARRANTY DEED

FROM

James Pleasant Rains, et ux

TO

James L. Rains, et ux

A 25724

IDENTIF. REFERENCE

JAN 6 9 59 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE