THIS INSTRUMENT PREPARED BY:
Dennis Wright, Atty.
310 Gallatin Road, South
Madison, Tenn 37115

WARRANTY DEED

BOOK 4458 PAGE 117

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Christopher G. Rainey, etux (NAME)	First & Mid-South Mtg. Co (NAME)	MAP: 83-12
2601 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	410 Union (STREET ADDRESS)	PARCEL: 158
Nashville, Tennessee 37206 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn 37203 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- ----------($10.00)----- Dollars, cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of an indebtedness owing to First and Mid-South Mortgage Company, in the original princial amount of $13,300.00 secured by a deed of Trust of record in book 3176, page 439, R.O.D.C. Tennessee;

We, DAVID M. JOSEY AND WIFE, JONNIE M. JOSEY, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said CHRISTOPHER G. RAINEY, AND WIFE SHEILA B. RAINEY, herein called the grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Rosewood Heights, Section 6, Third Addition, of record in Book 2854, page 90, Register's Office for said County, described as follows:
Beginning at a point in the westerly margin of Eastland Avenue, the common corner of Lots Nos. 1 & 2; thence westerly with the line between said lots 166.2 feet to the common rear corner of lots Nos. 1, 2, and 3; thence northerly with the line between said Lots Nos. 2 & 3, 60 feet to a point in the southerly margin of Eastland Court; thence with the margin of the same northeasterly around a curve, 117.3 feet and continuing with the margin of the same easterly 81 feet to a concrete monument at the beginning of a curve; thence southeasterly around said curve, 31.44 feet to a concrete monument in the westerly margin of said Eastland ! Avenue; thence southerly with the margin of the same 124.1 feet to the point of beginning.
Being the same property conveyed to David M. Josey and wife, Jonnie M. Josey, by deed from J. B. Elizer and wife, Frances G. Elizer, of record in book 3165, Page 489, R.O.D.C. Tennessee.
This conveyance is made subject to restrictive covenants of record in book 3034, page 587,; setback line and easements as shown on Plan of record in book 2854; page 90; said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 15,000

Subscribed and sworn to before me, this the 10th day of November 19 70

Affiant: x Chris D. Rainey

My commission expires: (Additional Seal)

Attest: Notary Public Andrew W. Rose, Jr. Deputy Register

This is (unimproved ( ) improved (x)) property, known as 2601 Eastland Ave (House Number) (Street) Nashville, Tennessee (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 grantees, their (successors), heirs and assigns forever. We 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, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 7th day of November, 19 70 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

David M. Josey

Jonnie M. Josey

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BOOK 1458 PAGE 118

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lee Sweeney, a Notary Public in and for said County and State, Jeff Jones M. Josey

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

Witness my hand and official seal at Nashville, Tennessee this 7th day of Nov., 19 70

Lee Sweeney Notary Public

Commission expires Jan. 26, 1971

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.....

NOV 10 70 CONV 15,000.00

Witness my hand and seal, at office in

NOV 10 70 S'TAX A* 39.00

this ..... day of NOV 10 70 PR'FEE A* .50

NOV 10 70 W'DEED A* 3.00 * 42.50

.....Notary Public

Commission expires.....

STATE OF NORTH CAROLINA
COUNTY OF Cabarrus

Personally appeared before me, Ola L. Sutton, a Notary Public in and for said County and State, Jeff Jones M. Josey

the within named bargainor---, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Kannapolis North Carolina this 7 day of November, 1970.

Ola L. Sutton
Notary Public

Commission expires COMMISSION EXPIRES MAY 5, 1971

NOTARY PUBLIC

A 95805

IDENTIF. REFERENCE

Nov 10 11 13 AM '70

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
FROM David M. Josey, etux
TO Christopher G. Rainey, etux

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE