BOOK 4640 PAGE 857

Prepared by
Draper & Edwards
Madison, Tenn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald G. Rains	same	53-3
(NAME:)	(NAME:)	118
1500 Riverside Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	53-4
Old Hickory, Tenn. 37138		200
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND 00/100 ($10.00)

DOLLARS

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged by the grantors, we, GEORGE RAY HODGE and wife, KAY PHILLIPS HODGE,

B 7 7 4 8 7

IDENTIF. REFERENCE

SEP 26 1 29 PM '72

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

SEP 26 72	CONV	23,750.00			
SEP 26 72 S'TAX			A*	61.62	
SEP 26 72 PR'FEE			A*	.50	
SEP 26 72	W'DEED		A*	6.00	* 68.12

have bargained and sold, and by these presents do transfer and convey unto the said RONALD G. RAINS and wife, JANE G. RAINS, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being parts of Lots Nos. 3 and 3A on the revised plan of Section "F" of the Village of Old Hickory, as of record in Book 1424, Page 131, Register's Office for said County, more particularly described as follows:

Part of Lot 3; Beginning at an iron pin in the southwesterly margin of Riverside Road at the common corner of Lots Nos. 2 and 3 on said Revised Plan; thence with the line between said Lots Nos. 2 and 3, southwesterly 186.15 feet, more or less, to the northeast corner of the property conveyed to Milton O. Smartt and wife by deed from Harold B. Richards and wife, of record in Book 2743, Page 395, said Register's Office; thence with said Smartt's easterly line southeasterly 100 feet, more or less, to a point in the line between Lots Nos. 3 and 24 on said Revised Plan, said point lying North 59 degrees 52 minutes East 91 feet, more or less, along the line between said Lots Nos. 3 and 24 from the easterly line of Lot No. 42 on said Revised Plan; thence with the line between said Lots Nos. 3 and 24, North 59 degrees 52 minutes East 44 feet, more or less, to an iron pin at the common corner of Lots 4 and 24 on said Revised Plan, said pin also lying in the westerly line of said second tract of land conveyed to Hugh L. Marsh et ux by deed from Harold B. Richards and wife, of record in Book 2336, Page 559, said Register's Office; thence with said Marsch's westerly line northwesterly 5 feet, more or less, to said March's Northwest corner; thence with said Marsh's northerly line northeasterly 157.7 feet, more or less, to the southwesterly margin of Riverside Road; thence with the southwesterly margin of said Road, along a slight curve to the left, northwesteerly 95.4 feet, more or less, to the beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,750.00

Subscribed and sworn to before me, this the 30th day of August 19 72

George R. Hodge
Affiant

My commission expires: 5-8-73
(Affix Seal)

Ava Lida I Millard
Notary Public

Part of Lot 3A: Being part of Lot No. 3A, described as follows: Beginning at an iron pin in the northeasterly margin of Riverside Road at the corner of Lots Nos. 2A and 3A on said Revised Plan; thence with the line between said two lots North 56 degrees 37 minutes East 37 feet to an iron pin lying at the top of a vertical bluff; thence South 34 degrees 52 minutes East 58 feet more or less, to the north corner of the property conveyed to the United States of America by deed from Harold B. Richards and wife,of record in Book 2195, Page 14, said Register's Office; thence with the westerly line of said United States of American property South 22 degrees East 50 feet, more or less,and South 47 degrees East 2 feet, more or less, to a point in the line between Lots Nos. 3A and 4A on said Revised Plan, said point lying at the northeast corner of the first tract of land conveyed to Hugh J. Marsh and wife by deed from Harold B. Richards and wife, of record in Book 2336, Page 55, said Register's Office; thence with the line between said Lots 3A and 4A south 59 degrees 11 minutes West, passing the top of a vertical bluff at 8.7 feet, more or less, in all 25 feet to the northeasterly margin of Riverside Road; thence with the northeasterly margin of said Road along a slight curve to the left, northwesterly 107.5 feet to the beginning.

Being the same property conveyed to George Ray Hodge and wife, Kay Phillips Hodge, by deed of V. G. Haslan, Jr., and wife, Caroline B. Haslam, recorded in Book 4074, Page 370, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1500 Riverside Road (House Number) (Street) Old Hickory, Tenn. 37138 P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RONALD G. RAINS and wife, JANE G. RAINS, their *heirs and assigns, forever.*

And we *do covenant with the said* RONALD G. RAINS and wife, JANE G. RAINS *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.*

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* RONALD G. RAINS and wife, JANE G, RAINS, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 30th *day of* August, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George Ray Hodge
GEORGE RAY HODGE

Kaye Phillips Hodge
KAY PHILLIPS HODGE

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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 GEORGE RAY HODGE and wife, KAY PHILLIPS HODGE

the 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 Old Hickory, Tennessee, this 30th day of August, 19 72.

Ann Zeda S. Millard, Notary Public.

Commission Expires 5-8-73

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires

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