BOOK 4931 PAGE 820

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,600

X Margaret Raines
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January 19 76

Ada L. Sain
Notary Public

MY COMMISSION EXPIRES: 2/7/79

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARGARET RAINES (NAME)	SAME (NAME)	
4389 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	75-7
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	111

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES R. HUNLEY and wife, MELANIE C. HUNLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARGARET RAINES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County being Lot No. 94 on the Plan of Highlands of Tulip Grove, Section I, as of record in Plan Book 4675, page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description.

BEING the same property conveyed to James R. Hunley and wife, Melanie C. Hunley by deed from Martin R. Bubis, a single man, d/b/a Bubis Construction Company, of record in Book 4831, page 312, Register's Office for Davidson County, Tennessee.

GRANTEE herein assumes and agrees to pay the balance of an indebtedness secured by Deed of Trust of record in Book 4831, page 315, and it is agreed that said mortgage has been paid for a total of seven months, and that the payment payable on the first day of January, 1976, is payment number 8 as reflected on a certain amortization schedule setting forth the particulars of this Note, and Grantee agrees to be bound by all of the terms and conditions of said Note and Deed of Trust of record in Book 4831, page 314, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as Lot 94, 4389 Baton Rouge Drive, Hermitage, Tenn. 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness ours hand s this 2 day of January, 1976

James R. Hunley
JAMES R. HUNLEY

Melanie C. Hunley
MELANIE C. HUNLEY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES R. HUNLEY and wife, MELANIE C. HUNLEY

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 * Nashville, Tennessee, this 2nd day of January 19 76

Commission expires 2/7/76

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
JAMES R. HUNLEY, et ux

TO
MARGARET RAINES

PLEASE MAIL RECORDED DEED TO:

Alan L. Saturn, Esquire
26th Floor
First American Center
Nashville, Tennessee 37238

D 33686

IDENTIF. REFERENCE

JAN 27 11 17 AM '76

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN27⁷⁶ CONV 44,500.00
JAN27⁷⁶S'TAX B* 115.70
JAN27⁷⁶PR'FEE B* .50
JAN27⁷⁶ W'DEED B* 4.00 * 120.20