BOOK 5085 PAGE 392

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 33,800.00 James A. Rains
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF NOVEMBER, 19 76

Patricia A. Rice
Notary Public

MY COMMISSION EXPIRES: 3-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTYS.

WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Rains (NAME)	Baker Mortgage Corporation (NAME)	96-14
3104 Jonesboro Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, N.E. (STREET ADDRESS)	240
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	3D 61332

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, Edwin A. McDougle et ux Carla K. McDougle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Rains et ux Edith C. Rains

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, Tennessee, being Lot No. 219 on the Plan of Hickory Bend, Section 4, as of record in Book 4175, page 34, Register's Office for said County.

SAID Lot No. 219 fronts 75.0 feet on the northerly margin of Jonesboro Drive and runs back 89.7 feet on the westerly line and 137.6 feet on the easterly line to a dead line in the rear measuring 89.0 feet thereon.

BEING the same property conveyed to Edwin A. McDougle and wife, Carla K. McDougle, by deed from Maurice Karr, Trustee, of record in Book 4630, page 384, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 3104 Jonesboro Drive (House Number) (Street) Nashville, Tennessee 37214 (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 our hand s this 5TH day of NOVEMBER, 19 76

Edwin A. McDougle

Carla K. McDougle

STATE OF TENNESSEE
Davidson County

BOOK 5085 PAGE 993

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin A. McDougle et ux Carla K. McDougle

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 5TH day of NOVEMBER 19 76

Commission expires 9-8-79

Patricia A. Spicer
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
Edwin A. McDourle

TO
James A. Rains

D 76180

IDENTIFICATION REFERENCE

Nov 9 10 29 AM '76

REGISTER
DAVIDSON CO., TENN.

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

NOV-976	CONV	37,800.00			
NOV-976	STAX		3★	37.80	
NOV-976	PRFEE		3★	.50	
NOV-976	DEED		3★	4.00	★ 92.38