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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00

Fred L. Sain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 1977

Notary Public

MY COMMISSION EXPIRES: 1-9-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 507 Stahlman Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred L. Sain and wife (NAME)	Owner (NAME)	06DA-28536
3138 Glencliff Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	119-16-5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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~~ I, ALICE LOREEN RAINS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRED L. SAIN AND WIFE, AVO E. SAIN,

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: A certain lot or parcel of land situated, lying and being in the 6th, formerly 9th Civil District of Davidson County, Tennessee, and more particularly described as follows:
BEING Lots Nos. 6 and 7 and a strip immediately east of same on the plan of J. P. Ellis Glencliff Subdivision, Section "A", a part of the Morton Tract, as of record in Book 1130, page 23, Register's Office for said County.
SAID Lots Nos. 6 and 7 front together 200 feet on the easterly side of Glencliff Road and together with said strip extends back between parallel lines 1064 feet to a dead line. Including but excluding therefrom a tract conveyed to the State of Tennessee by B. B. Rains and wife, of record in Book 2909, page 157, Register's Office for said County, described as follows:
Beginning at a point where the lands of Rains and E. C. Pugh corner with Lewis C. Payne's west boundary line and runs with the boundary line between Rains and Pugh in a westerly direction 460 feet to a point; thence with a 1 degree curve to the right a circular distance of 302 feet to a point in the boundary line between the lands of Rains & H. W. King; thence with said boundary line in an easterly direction 453 feet to a point; thence with the radius of a 1 degree curve to the left a circular distance of 390 feet to a point in Lewis C. Payne's west boundary line; thence with said boundary line south 7 degrees west 22 feet to the point of beginning, containing 2.15 acres, more or less.
Being part of the same property conveyed by J. D. Ellis, Trustee, et al, to B. B. Rains of record in Book 1212, page 293 (Lot 7) and to B. B. Rains and wife, Mary Rains, of record in Book 1227, page 294 (Lot 6) said Register's Office, the said Mary Rains having predeceased B. B. Rains and the said B. B. Rains having died in Nashville, Davidson County, Tennessee on May 27, 1976, leaving as his sole surviving heir at law, his daughter, Alice Loreen Rains.

This is unimproved ( ) improved (X) property, known as 3138 Glencliff Road, Nashville, TN
(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 my hand this 24th day of January, 1977

Alice Loreen Rains
ALICE LOREEN RAINS

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 ALICE LOREN RAINS

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of January, 19 77

Commission expires 10-7-79

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

D 8 6 5 6 4

FILE IN BOX 4

WARRANTY DEED

FROM ALICE LOREN RAINS

TO FRED L. SAIN AND WIFE, AVO E. SAIN

IDENTIF. REFERENCE

JAN 25 10 37 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN25 77	CONV	21,000.00			
JAN25 77	S'TAX		B*	54.60	
JAN25 77	PR'FEE		B*	.50	
JAN25 77	W'DEED		B*	4.00	* 59.10

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