"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

BOOK 5356 PAGE 725

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William B. Rainey, et ux.	Commerce Union Bank	117-9-109
(NAME)	(NAME)	
3701 Sycamore Lane	One Commerce Place	7DA36416
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215	Nashville, TN 37239	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

Ten and No/100 ($10.00) ---------- *Dollars,*

and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, W. R. Benneyworth (the "Grantor"),

has ~~X~~ this day bargained and sold, and ~~do~~ does hereby transfer and convey unto the said William B. Rainey and wife, Jane M. Rainey (the "Grantees"), their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 1 on the Plan of Blackberry Hollow Subdivision, of record in Book 4470, page 52, Register's Office for said County.

SAID Lot No. 1, which is a corner lot, fronts 190.0 feet on the southerly margin of Valley Brook Place and fronts 110.0 feet on the westerly margin of Sycamore Lane, formerly Sugartree Crescent, said frontages being joined by a curve having a length of 39.27 feet, and extends back 215.04 feet on the southerly line and 135.0 feet on the westerly line to a point of intersection.

BEING the same property conveyed to W. R. Benneyworth by installment deed from Faulkner Hickerson and wife, Grace D. Hickerson, of record in Book 4694, page 922, Register's Office for Davidson County, Tennessee.

Said property is subject to 40' minimum building setback lines from Valley Brook Place and Sycamore Lane, 5' x 25' utility anchor easement on the southeast corner of said lot, and 20' sewer easement and 10' drainage easement along the rear of said lot, all as shown on the plan of record in Book 4470, page 52, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 177,500.00

Subscribed and sworn to before me, this the 26TH day of October 19 78

Affiant Jane M. Rainey

My commission expires: 3-8-80 (Affix Seal) Notary Public John O. Adams

NOTARY PUBLIC AT LARGE STATE OF TENN.

This is unimproved ( ) improved (X) property, known as 3701 Sycamore Lane, Nashville, TN 37215
(House Number) (Street) 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.* Grantor *covenants that* he is *lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered,* except as stated herein.

Grantor *further covenants and binds* himself, his *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* 26th *day of* October, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.* Dorothy B. Benneyworth, the Grantor's wife, joins herein for the purpose of transferring and conveying to the Grantees any right, title and interest which she may have in and to the above described property.

W. R. Benneyworth
W. R. BENNEYWORTH

Dorothy B Benneyworth
DOROTHY B. BENNEYWORTH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public, in and for said County and State,* W. R. Benneyworth and wife, Dorothy B. Benneyworth

the within named bargainorS..., 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* 26th *day of* October, *19* 78

Commission expires 3-8-80 ..... *Notary Public*

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* ..... *...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 ..... *.....day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

W. R. BENNEYWORTH

TO

WILLIAM B. RAINEY, ET UX.

E 9 7 0 1 8

IDENTIF. REFERENCE

OCT 27 3 25 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to: New 1 box 8

OCT 27 78	CONV	90,000.00			
OCT 27 78	CONV	87,500.00			
OCT 27 78	S'TAX		G*	461.50	
OCT 27 78	PR'FEE		B*	.50	
OCT 27 78	W'DEED		C*	4.00	* 466.00

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Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238