Thomas J. Stack, Jr., Atty.
First American Center
Nashville, Tennessee 37238

BOOK 5556 PAGE 101

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jean Wilkes Lanning	Commerce Union Bank	86-11A-65-65A
(NAME) Unit 117 Raintree Village 4810 Old Hickory Blvd.	(NAME) P.O. Box 2546	
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tenn. 37076	(STREET ADDRESS) Nashville, TN. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- Dollars,
cash in hand paid by Jean Wilkes Lanning and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Jean Wilkes Lanning has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $31,000.00, secured by Deed of Trust of record in Book 4943, page 631, Register's Office of Davidson County, Tennessee,

We, Beverly Rainey and husband, Jack Rainey,

have this day bargained and sold, and do hereby transfer and convey unto the said Jean Wilkes Lanning,

her (successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Unit Number 2, Building Number 1 in Raintree Village, (a Condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, page 140, Register's Office for Davidson County, Tennessee, and as shown on the Plat of Hermitage Woods Condominium Apartments, Phase II, and II-A, of record in Book 4675, page 36 through 38 in said Register's Office, to which reference is hereby made. Garage number 1-2-C is a limited common element for the exclusive use of the occupant of said unit.

The above described property was conveyed to Beverly Rainey by deed from Albert J. Huber of record in Book 5208, page 395, said Register's Office.

This conveyance is subject to all terms and provisions of a Declaration of Covenants and restrictions of record in Book 4743, page 258, Register's Office for Davidson Co., Tenn.; also the subject property is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated, as amended and is subject to the provisions and requirements thereof; and is subject to By-Laws for the administration thereof, also subject to easements, rights and interest in favor of other unit owner and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land enbracing the regime and buildings thereon; and also including with limitations all conditions, restrictions, options burdens, assessments and other untertakings,

*(see back)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 44,800.00

Subscribed and sworn to before me, this the 14th day of January 19 80

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as Unit 117 Raintree Village, 4810 Old Hickory Blvd., Hermitage, TN.
(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 Jean Wilkes Lanning, her (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Jean Wilkes Lanning, her (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 14th day of January, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Beverly Rainey
Beverly Rainey

Jack Rainey
Jack Rainey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Beverly Rainey and Jack Rainey

*the within named 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* 14th *day of* January, *19*80.

Commission expires 4/21/80

Mary Emery
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* .....*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 .....

* including rights of the developer contained in the Master Deed and By-Laws Establishing A Horizontal Property Regime of Raintree Village, a condominium, of record in Book 4753, page 140, Register's Office for Davidson County, Tennessee; and the Plan of record for Hermitage Woods Condominium Apartments, Phase II, and II-A, of record in Book 4675, pages 36 through 38, said Register's Office, shows an Owner' Certificate, certain public access, public utility and drainage easements and certain minimum building setback lines, which have not been violated.

WARRANTY DEED

FROM
Beverly Rainey & Jack Rainey

TO
Jean Wilkes Lanning

F 72465

IDENTIF. REFERENCE

JAN 16 1 28 PM '80

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

44800.00- CO
116.48 CO TX
.50 PRFEE
6.00 WDEED
CHECK 122.98-
7598A01/16/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 72465

IDENTIF. REFERENCE T

JAN 16 1 28 PM '80

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

No. 737103