This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5643 PAGE 678

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William H. Rainey and Geneva Pfeiffer (NAME)	Churchill Mortgage Corp. (NAME)	75-13-179
309 Bonnaridge Drive (STREET ADDRESS OR ROUTE NUMBER)	5775 C Peachtree (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Atlanta, Ga. 30342 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- Dollars, cash in hand paid by William H. Rainey and Geneva Pfeiffer 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 William H. Rainey and Geneva Pfeiffer have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $24,250.00, secured by deed of trust of record in Book 4811, page 172, Register's Office for Davidson County, Tennessee,

We, O. C. Rushing and Mary E. Rushing

have this day bargained and sold, and do hereby transfer and convey unto the said William H. Rainey and Geneva Pfeiffer

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Map of Hermitage Hills Subdivision, Section 1, as of record in Book 2900, pages 48 and 49, Register's Office for said County.
Said Lot No. 51 fronts 90 feet on the northeasterly side of Bonnaridge Drive and extends back 153 feet on the southwesterly line and 154.4 feet on the northwesterly line, to a dead line in the rear on which it measures 77.8 feet.

Being the same property conveyed to O. C. Rushing and wife, Mary E. Rushing by deed from Rex Stricklin Gobbell and wife, Kathleen D. Gobbell, of record in Book 4811, page 170, Register's Office for said County, the said O. C. Rushing and Mary E. Rushing having since divorced.

This conveyance is subject to a 10-foot easement in rear for public utilities, a 45-foot setback line from Bonnaridge Drive, and conditions of Owner's Certificate, as shown on Plan of record in Book 2900, pages 48 and 49, Register's Office for said County; and restrictive covenants of record in Book 2992, page 53 and Book 2998, page 231, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 26th day of August 19 80

Affiant Geneva Pfeiffer

My commission expires: 4/8/84 (Affix Seal)

Notary Public Mary Emery

This is improved(XX) unimproved( ) property, known as 309 Bonnaridge Drive, Hermitage, Tennessee 37076
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (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., except for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our 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.

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 hands this 26th *day of* August, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

O. C. Rushing

Mary E. Rushing

BOOK 5643 PAGE 679

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* O. C. Rushing and Mary E. Rushing

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* August, *19*80

Mary Ensey
Notary Public

Commission expires 4/8/84

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 .....

G 0 4 8 5 7

IDENTIF. REFERENCE

AUG 28 12 22 PM '80

FEE $ TENNESSEE EXCISE TAX $ DAVIDSON COUNTY, TENN.

Turn to Chicago Title

238748

WARRANTY DEED

FROM
O. C. Rushing and Mary E. Rushing

TO
William H. Rainey and Geneva Pfeiffer

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

RECEIVED OF _____

FOR _____

BOOK 5643 PAGE 680

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
			40400.00- CO	
			105.04 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	111.54-
			8803A08/20/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G04857

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IDENTIF. REFERENCE

AUG 28 12 22 PM '80

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

No. 776662