ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Ann Rains Irwin, Et.Al.		Map 131-12
(NAME)	(NAME)	
1106 Battery Lane	- SAME -	Parc. 74
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37220		16 DA 16946
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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For and in consideration of the sum of ----------Ten and 00/100----------
----------($10.00)---------- DOLLARS

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, Willie Belle Rains have bargained and sold, and by these presents do transfer and convey unto the said Ann Rains Irwin and Martha Rains Capps as tenant-in-common the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A TRACT of land in the 7th, formerly the 11th District of Davidson County, Tennessee, being a part of Lot No. 25 on the map of Zenaida Place, not of record, described according to a survey made by E. R. Southgate and Son, November 5, 1947, as follows: Beginning in the center line of Battery Lane where same intersects center line of an abandoned road, said beginning point being the southwest corner of Lot No.25 of Zenaida Place; thence with the center line of said abandoned road north 38° 30' east 526 feet to a post in the center line of said road; thence south 12° West 425 feet to the center line of Battery Lane; thence with the center line of said Lane north 87° 30' West 234 feet 8 inches to the point of beginning.

BEING the same property conveyed to John Nolen Rains and Wife, Willie Belle Rains by deed from Mrs. Carrie Horton, a widow, Mrs. Martha Horton Suggs and Mrs. Mary Horton Chamberlin of record in Book 1553, Page 475, said Registers' Office.

THE said John Nolen Rains having since died.

unimproved ( )
This is improved (X) property, known as 1106 Battery Lane (House Number) (Street)
Nashville (P. O. Address) Tennessee (City or Town) 37220 (Zip Code)

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.

Whenever 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 14th day of October, 1981.

Willie Belle Rains
X Willie Belle Rains

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willie Belle Rains

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of October, 1981.

My commission expires Jan. 15, 1983 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 18,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Willie Belle Rains

Sworn to and subscribed before me this 14th day of October, 1981.

My commission expires Jan. 15, 1983 Notary Public

This instrument was prepared by: **
James M. Sykes, Attorney at Law, 3107 Nolensville Road; Nashville, Tenn. 37211
Name Address

**From information furnished by the parties

3231 WARRANTY DEED - CHECK

FROM Willie Belle Rains

TO Ann Rains Irwin, ET.AL.

G 64139

IDENTIF. REFERENCE

OCT 16 10 12 AM '81

FELIX Z. [illegible]SON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5807 PAGE 512

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
			18500.00- CO	
			46.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	54.60-
3231A	10/16/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 6 4 1 3 9

IDENTIFICATION REFERENCE

OCT 16 10 12 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 848526