REC

OFF

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

BOOK 5960 PAGE 767

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy J. Smith	Commerce Union Bank	Map 86-11-A
129 Hermitage Woods Dr. (NAME)	P. O. Box 2546 (NAME)	Parcel 61
Hermitage, Tn. 37076 (STREET ADDRESS OR ROUTE NUMBER) (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (STREET ADDRESS) (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, Jack Ronald Rainey, an unmarried person, and Beverly Fay Morgan Rainey, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy J. Smith, an unmarried person

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:

Being Unit 2, Building 2, together with Carport 2-2-G, Revised Phase 2 and 2A, Hermitage Woods, Condominium Apartments of record in Book 4860, pages 62, 63 and 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Jack R. Rainey and wife, Beverly Rainey, by deed from Lucius T. Outlaw, Jr. and wife, Freida D. Outlaw, of record in Book 5335, page 877, Register's Office for Davidson County, Tennessee, and being the same property vested in Jack Ronald Rainey and Beverly Fay Morgan Rainey, by Final Decree No. 80D-1906, Third Circuit Court for Davidson County, Tennessee.

Upon the delivery of this Warranty Deed, Grantee assumes the indebtedness secured by a deed of trust of record in Book 4889, page 147, said Register's Office, payable to Commerce Union Bank.

The above property is conveyed subject to the following:

1. 1982 Metropolitan Government taxes.
2. Master Deed of Revised Phase 2 and 2A, Hermitage Woods Condominium Apartments, of record in Book 4753, page 140, as amended in Book 4980, page 378, Book 5165, page 781, and Book 5172, page 77, said Register's Office, together with By-Laws for said Condominium of record in Book 4753, page 153, and revised in Book 5122, page 878, said Register's Office.
3. The Plan of record in Book Book 4860, pages 62, 63 and 64, said Register's Office.
4. Declaration of Covenants and Restrictions, of record in Book 4743, page 258, said Register's Office.
5. The above deed of trust assumed by Grantee.

This is improved (XX) unimproved ( ) property, known as 129 Hermitage Woods Drive, Hermitage, Tenn. 37076 (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 successors, assigns 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 our hand s this 4th day of November, 1982

Jack Ronald Rainey

Beverly Fay Morgan Rainey

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5960 PAGE 768

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack Ronald Rainey and Beverly Fay Morgan Rainey, the 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 4 day of Nov., 1982

Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC LARGE STATE OF TENNESSEE

STATE OF)

COUNTY OF)

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 (his oath, their several oaths) acknowledged (himself, themselves) 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 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 official seal at office at on this day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM

Jack Ronald Rainey, an unmarried person, and Beverly Fay Morgan Rainey, an unmarried person

TO

Billy J. Smith, an unmarried person

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Nov 5 1 24 PM '82

IDENTIF. REFERENCE

H 1 6 0 6 8

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 61,800.33

Billy J. Smith

Subscribed and sworn to before me this 4 day of Nov., 1982

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC LARGE STATE OF TENNESSEE

11/05 167.10- CHECK

8352

REC

OFF

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5960 PAGE 769

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
			6100.33- CO	
			100.65 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 167.18-	
			B352A11/05/82 BAL .3	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 6 0 6 8

IDENTIF. REFERENCE

Nov 5 1 24 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 908873