THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

BK 8

ADDRESS NEW OWNER:

Charles V. Rains
546 Indian Lake Road
Hendersonville, TN 37075

SEND TAX BILLS TO:

Same

MAP-PARCEL NUMBERS:

16DA-3935
117-12-172

WARRANTY DEED

BOOK 6534 PAGE 453

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lyman B. Burbank and wife, Allene S. Burbank hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles V. Rains hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being part of Lot No. 47 on the unrecorded Map shown as Glen Echo, but shown as being part of Lot No. 47 of Block M on the Map of Maplehurst, as of record in Book 843, pages 22 and 23, Register's Office for said County, described according to a survey made by T. R. Sanford, Surveyor, May 1, 1957, as follows:

BEGINNING at an iron pin in the south margin of Graybar Lane North 88 degrees west 120 feet from the southwest intersection of Granny White Pike and said Graybar Lane; thence south 11 degrees 52 minutes west 183.7 feet to an iron pin; thence south 39 degrees 36 minutes east 30.7 feet to an iron pin; thence south 75 degrees 48 minutes east 74 feet to an iron pin in the westerly margin of said Granny White Pike; thence south 17 degrees west 20.5 feet with the margin of said Granny White Pike to an iron pin; thence north 86 degrees 41 minutes west 230.3 feet to an iron pin; thence in a northerly direction and parallel with the line between Lots Nos. 46 and 47, 234.6 feet to an iron pin in the south margin of said Graybar Lane; thence south 88 degrees east 176 feet to the point of beginning.

BEING the same property conveyed to Lyman B. Burbank and wife, Allene S. Burbank by deed from Chester C. Brummett and wife, Catherine B. Brummett, of record in Book 3101, page 349, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced map of record in said Register's Office.

This is (un)improved property, known as 1201 Graybar Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 15th day of April, 19 85.

Allene S. Burbank

Lyman B. Burbank

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of April, 19 85, before me personally appeared Lyman B. Burbank and Allene S. Burbank, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

BOOK 6534 PAGE 454

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $167,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 15th day of April, 1985.

My Commission Expires: 10-24-88

_____
Notary Public

19934

IDENTIFICATION REFERENCE

APR 16 | 39 PM '85

DAVIDSON COUNTY, TN

WARRANTY DEED

from:
Lyman B. Burbank and wife, Allene S. Burbank

to:
Charles V. Rains

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6534 PAGE 455

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

167500.00- CAMT.
436.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 442.00-
8444A04/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 6 9 3 4

IDENTIF. REFERENCE

APR 16 1 30 PM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 125368