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

Box 2 of 8

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John Harry Rains	Citizens and Southern	162-137
224 Joann Court	Commercial Corporation	6
Nashville, TN 37211	P. O. Box 596	5DU-54081
	Tucker, Georgia 30085-0596	

WARRANTY DEED

BOOK 3842 PAGE 841

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, Aubrey E. Luther and wife, Carolyn M. Luther hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John Harry Rains and wife, Vivian E. 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 Lot No. 76 on the plan of Section Two, Fair Oaks, of record in Book 4460, pages 52 and 53, Register's Office for said County.

SAID Lot No. 76 fronts 40.78 feet on the northeasterly margin of Joann Court and extends back 146.76 feet on the southeasterly line and 128.10 feet on the westerly line to a broken line in the rear, measuring 197.36 feet thereon.

BEING the same property conveyed to Aubrey E. Luther and wife, Carolyn M. Luther by deed from Gardner Construction Company, Inc., of record in Book 4633, page 307, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4556, page 718, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is being executed on behalf of Aubrey E. Luther by Carolyn M. Luther as his Attorney in Fact pursuant to a Power of Attorney which is being recorded immediately prior to this instrument.

This is (un)improved property, known as 224 Joann Court, Nashville, TN 37211.

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 26th day of August, 19 85.

Carolyn M. Luther

Aubrey E. Luther
BY: Carolyn M. Luther, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of August, 19 85, before me personally appeared Carolyn M. Luther, 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 she executed the same as her free act and deed.

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 5542 PAGE 812

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $57,800.00.

John Harry Rains
Affiant

Subscribed and sworn to before me, this the 26th day of August, 19 85.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

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 Carolyn M. Luther, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Aubrey E. Luther as his Attorney in Fact as the free act and deed of the within named Aubrey E. Luther.

Witness my hand and official seal at Nashville,Tennessee, this the 26th day of August, 1985.

Christy Wilkins Ivey
Notary Public

My Commission expires:

Nov 1, 1987

WARRANTY DEED

from:
Aubrey E. Luther and wife, Carolyn M. Luther

to:
John Harry Rains

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

BOOK 5642 PAGE 843

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

3251 4

IDENTIFICATION REFERENCE

Aug 29 1 42 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Carolyn M Luther
Affiant Carolyn M. Luther

Sworn to and subscribed before me this 26th day of August, 19 85.

Notary Public

My Commission Expires: 11-1-87

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6642 PAGE 844

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

57800.00- CAMT.
150.28 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 159.78-
2207A08/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3251 4

IDENTIFICATION REFERENCE

AUG 29 1 42 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168058