STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF April 19 86

Virginia R. Norman
Notary Public

MY COMMISSION EXPIRES: 12-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHARLES F. BROWN, JR - 633 Thompson Lane - Nashville, TN 37204

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey R. Hodges	Jeffrey R. Hodges	118-4
(NAME)	(NAME)	
P. O. Box 2302	P. O. Box 2302	Par 214
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	215
Nashville, TN 37202	Nashville, TN 37202	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James C. Rainey and wife, Mildred G. Rainey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey R. Hodges, unmarried,

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 Lots 118 and 119 on the Plan of Grandview Heights, of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lots Nos. 118 and 119 front 50 feet each on the westerly side of Winford Avenue and extend back westwardly between parallel lines 150 feet to an alley.

Being part of the property conveyed to James C. Rainey, by deed of record in Book 5033, page 139, said Register's Office.

95549

IDENTIFICATION REFERENCE

APR 29 8 07 AM '86

FELIX A. MILLER REGISTER
DAVIDSON COUNTY, TN

This is improved (X) property, known as 2301 and 2303 Winford Avenue, Nashville, TN 37211
unimproved ( )
(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 heir 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 covey 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. 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 24th day of April, 19 86

Mildred G. Rainey
Mildred G. Rainey

James C. Rainey
James C. Rainey

BOOK 6840 PAGE 755

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 James C. Rainey and wife, Mildred G. Rainey

the bargainor S, with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidence executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, Tennessee, this 24th day of April 19 86

Commission expires 1-18-87

Virginia K. Norman
Notary Public

STATE OF TENNESSEE
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 (or proved to me on the basis of satisfactory evidence) _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 the _____ day of _____ 19_____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

JAMES C. RAINEY AND WIFE,

MILDRED G. RAINEY

TO

JEFFREY R. HODGES

BROWN & BROWN
ATTORNEYS AT LAW
633 THOMPSON LANE
NASHVILLE, TENNESSEE 37204

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

RECEIVED OF _____

FOR _____

BOOK 6840 PAGE 756

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

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
7896A04/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95549

IDENTIFICATION REFERENCE

APR 29 8 57 AM 86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 241865