THIS INSTRUMENT PREPARED BY:
STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 6967 PAGE 88

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP AND PARCEL NOS.
MARK A. PODY et ux,	SAME	MAP 82-12
1451 ELM HILL PIKE	SAME	PARCEL 56
NASHVILLE, TN 37210	SAME	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, receipt and sufficiency of which are hereby acknowledged, JACK D. RAINEY et ux, MARJORIE RAINEY, hereinafter referred to as " GRANTOR(S) ", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said , MARK A. PODY et ux, BARBARA L. PODY , hereinafter referred to as " GRANTEE(S) ", their heirs and representatives, certain real estate in Davidson County, Tennessee being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 314 Neill Ave. Nashville, Tn 37206.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and representatives forever, and we covenant with the said Grantee(s), their heirs and representatives, that we are lawfully seized and possessed of the "Property" in fee simple, and have a good right to convey it, and that the same is unencumbered except as set forth on Exhibit "B" attached hereto and incorporated herewith.

Grantor(s) further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the "Property" to Grantee(s), their heirs and representatives the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 2nd day of September, 1986.

Jack D. Rainey
JACK D. RAINEY

Marjorie Rainey
MARJORIE RAINEY

37843

IDENTIFICATION REFERENCE

SEP 3 10 30 AM '86

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The Actual Consideration or Value, whichever is greater for this transfer is $15,000.00.

Mark A Pack
AFFIANT

Subscribed and sworn to before me this the 2nd day of September, 1986.

Diana L Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named JACK D. RAINEY et ux, MARJORIE RAINEY , the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this 2nd day of September, 1986.

Deanna L Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Neill S. Brown's Addition to East Nashville, as of record in Book 57, page 50, said Register's Office.

Said Lot No. 200 fronts 50 feet on the westerly side of Neill Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Jack D. Rainey et ux, Marjorie Rainey by deed from H. E. McClanahan, Trustee, of record in Book 5960, page 596, said Register's Office.

" EXHIBIT B "

This conveyance is subject to the Plan of Neill S. Brown's Subdivision of record in Plat Book 57, page 50, said Register's Office; taxes for the year 1986, which have been prorated between Grantors and Grantees.

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

RECEIVED OF _____

FOR _____

BOOK 6967 PAGE 92

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

19000.00- CAMT.
42.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 54.50-
7J74A09/83/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 7 8 4 3

IDENTIFICATION REFERENCE

SEP 3 10 30 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 290089