BOOK 7148 PAGE 379

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Lee and Bobbie McWright 5301 Charlotte Avenue Nashville, Tennessee 37209	SAME	91-15-36

RE-RECORD BOOK 7168 PAGE 378

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ann Raines and husband,** _____, have bargained and sold, and by these presents do transfer and convey unto the said Lee and Bobbie McWright _____, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of the Preston Loveless Property as of record in Book 6200, Page 31, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ann Raines by deed from Noble Pepper, Trustee, by deed from Book 6902, Page 753, said Register's Office for Davidson County, Tennessee.

Prepared from information provided by parties. No warranty by preparer as to encumbrances or paid liens.

This conveyance is subject to an installment deed of record in Book 6399, Page 741, which the Grantors/Sellers herein agree to continue paying.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **5301 Charlotte Avenue, Nashville, Tennessee 37209.**

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 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.

Whenever 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 15th day of July, 1986.

X Ann Raines
Ann Raines

X _____
and husband

9732

IDENTIFICATION REFERENCE

FEB 20 1 03 PM '87

IDENTIFICATION REFERENCE

MAR 16 8 39 AM '87

RE-RECORD

0 3 9 7 0

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Clay

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Personally appeared before me, the undersigned, a Notary Public in and for ~~said~~ County and State, the within named **Ann Raines and husband,** Clay, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of July, 1986.

Dena T. Herrington
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-18-88

NOTARY PUBLIC FOR LARGE

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STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Clay

The actual consideration or true value, whichever is greater, for this transfer is $ 68,000.00 XX.

X Ann Raines
AFFIANT ANN RAINES

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18 DAY OF July, 1986.

Dena T. Herrington
NOTARY PUBLIC

MY COMMISSION EXPIRES:
3-18-88

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858