Prepared by:

Union Security Title Company
3322 West End Ave.
Nashville, TN 37203

BOOK 7310 PAGE 329

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jimmy W. Hartley et al (NAME)	Union Security Mortgage Co. (NAME)	17W-07095
623 Shelby Avenue (STREET ADDRESS OR ROUTE NUMBER)	3322 West End Avenue (STREET ADDRESS)	93-4
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	19

FOR AND IN CONSIDERATION of the sum of Fifty-seven thousand five hundred and 00/100------ *Dollars,*

REGISTER'S OFFICE DAVIDSON COUNTY TN
Jul 30 8 59 AM '87
0 6 3 0
IDENTIFICATION REFERENCE

We, Jack D. Rainey and Margaret Deason

have this day bargained and sold, and do hereby transfer and convey unto the said Jimmy W. Hartley and Christine O. Hartley

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the plan of J.S. Williams addition to Edgefield, at record in Book 21, page 45, Register's Office for said county.

Said Lot No 49 fronts 50 feet on the northerly marginof Shelby Avenue and extends back between parallel lines 175 feet to an alley.

Being the same property conveyed to Amanda O Rainey by deed from Dr. S.T. Woodruff and wife, Cerrie Bell Woodruff of record in Book 1679, page 610, said Register's Office. The said Amanda O. Rainey died on December 24, 1984. By will of record in Will Book 150, page 256, Probate Court for said County, subject properly was devised to Jack D. Rainey and Margaret Deason.

This conveyance is made subject to the matters shown on the recorded plan above referenced and to taxed for 1987, which have been prorated, and which the grantees herein assume and agree to pay.

Ted R. Wells joins in this conveyance for the purpose of relinquishing any rights in subject property which he may have acquired under the will of Amanda O. Rainey above referenced.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 57,500.00

Subscribed and sworn to before me this the 17th *day of* July *19* 87

My commission expires: 1/9/91 *(Affix Seal)*

Affiant Jimmy W. Hartley

Notary Public

unimproved ( )
This is improved (X) property, known as 623 Shelby Avenue, Nashville, TN 37206
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 17th *day of* July *19* 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jack D. Rainey
Jack D. Rainey

Margaret Deason
Margaret Deason

Ted R. Wells

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Jack D. Rainey and Margaret Deason and Ted R. Wells

*the within named 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, *19*87.

Notary Public

Commission expires 1/9/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

Notary Public

Commission expires _____

WARRANTY DEED

FROM
Jack D. Rainey & Margaret Deason
TO
Jimmy W. Hartley

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

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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
			5750.00- CASH	
			161.00 STATE	
			.50 PROB	
			6.00 MTG TAX	
			CHECK 157.50-	
			5083407730/87 MAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50650

IDENTIFICATION REFERENCE

JUL 30 8 59 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109626