This instrument was prepared by: Kurt B. Beasley
Attorney at Law
P. O. Box 1223
Brentwood, Tennessee 37024-1223

Mail

Address New Owner:	Send Tax Bills To:	Map - Parcel No.
Charles E. Rhodes and wife, Karen B. Rhodes	Same	126 110

4450 Heath Rd
Nashville, TN 37221

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, paid in cash, and other good and valuable consideration received from the GRANTEES hereinafter named, I, VICKI D. PONS RAINBOLT, have this day bargained and sold, and by these presents do transfer and convey unto the said CHARLES E. RHODES and wife, KAREN B. RHODES, 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:

Beginning at a point on the northern edge of the pavement of Highway 70 in the center of a culvert under the said highway, the same being the original southwest corner of the James H. Stein property on the north side of Highway 70, and the southeast corner of the Wade Travis property; thence, N 76° E (measured along the northern edge of the pavement of Highway 70) 1157.0 feet to a nail in the edge of the pavement; thence, N 16° 15' W 33 feet to a point in the north edge of the right of way of Highway 70, this being the southwest corner of the Paul D. Butler property; thence, N 76° E 331 feet along the southern boundary of the Butler property and along the northern boundary of the Highway right of way to a point which is the southeast corner of the Butler property; thence, along the northerly margin of the Highway right of way as follows: N 80° E 176 feet to a point; N 86° 30' E 164 feet to a point; thence, S 82° E 164 feet to a point in the north margin of the Highway 70 right of way, this being the true point of beginning of the tract of land hereinafter described.

Thence, leaving said point of beginning N 10° 17' E 347.87 feet to an iron pin; thence, N 62° W 250 feet to an iron pin in the southerly margin of a 50 foot wide strip of land heretofore conveyed to Jerry D. Heath, et ux, for roadway purposes; thence, along the south margin of said 50 foot tract for the following calls: N 32° E 100 feet to a point; N 47° E 200 feet to a point; N 33° E 200 feet to an iron pin; thence, leaving the southerly margin of the aforesaid 50 foot roadway, S 60° E 175 feet to an iron pin; thence, S 0° 57' W 866.29 feet to a point in the northerly margin of the right of way of Highway 70; thence, along said northerly right of way boundary N 70° W 302 feet to the point of beginning, containing 5.80 acres, more or less.

Being the same property conveyed to VICKI D. PONS by Quitclaim Deed from WILLIAM E. PONS, of record in Book 6364, page 200, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

This is unimproved property known as Route 1, Kingston Springs, Tennessee 37082.

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 I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise set out; and I do further covenant and bind myself, my 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.

IN WITNESS WHEREOF, this instrument has been executed on this the 11th day of SEPTEMBER, 1987.

Vicki D. Pons Rainbolt
VICKI D. PONS RAINBOLT

Charles Rainbolt
CHARLES RAINBOLT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VICKI D. PONS RAINBOLT and CHARLES RAINBOLT, 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 PEGRAM, Tennessee, this the 11th day of September, 1987.

Marie H. Marsh
NOTARY PUBLIC

My Commission Expires: 2-1-88

STATE OF TENNESSEE)
COUNTY OF Cheatham)

The actual consideration for this transfer is $ 32,000.00.

AFFIANT

Sworn to and subscribed before me this 11th day of Sptember, 1987.

Marie H. Marsh
NOTARY PUBLIC

My Commission Expires: 2-1,88

6 6 6 8 9

IDENTIFICATION REFERENCE

SEP 21 9 09 AM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7356 PAGE 918

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

320[illegible]- CAMA
89.00 CSTAX
.50 PRFEE
6.00- [illegible] 3
CHECK 96.00-
4281A09/21/87 [illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 6 6 8 9

IDENTIFICATION REFERENCE

SEP 21 9 49 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 17911