WARRANTY DEED

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FROM: Ralph Laine, Grantor

TO: Mary Cloyd Ligon Laine, Grantee

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
2823 Lumar Lane Nashville, TN 37214	Same	96-1-45 Field Book Numbers 3DZ-4320

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

Ralph Laine
Affiant

SUBSCRIBED AND SWORN TO before me, this the 21st day of June, 19 88.

Notary Public

My Commission Expires: 9-11-90

DEBRA E. EVERSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF love and affection, and no monetary consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to T.C.A. Section 66-1-110 for purposes of evidencing Grantor's intention to divest himself of all of his interest in the property hereinafter described and to vest in his wife, the Grantee herein, title to said property in fee simple, Ralph Laine, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Mary Cloyd Ligon Laine, Grantee, her heirs, successors, and assigns, all of his interest as a tenant by the entirety in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> A tract of land, being the remainder of the H. O. Rinaldo property situated in the 3rd Civil District of Davidson County, Tennessee, and recorded in Deed Book 447, Pages 389 and 390, Register's

Office, Davidson County, Tennessee, and described according to a survey made by John D. McCormick, Surveyor, dated July 10, 1982, as follows:

Beginning at an existing highway monument on the northerly margin of U.S. Highway No. 70 (SR-24), said point being fifty feet from the centerline of said highway and being on the westerly margin and 15 feet south of the northwesterly corner of the Ned Feldman Property recorded in Deed Book 2290, Page 327; thence along the southerly margin of U.S. Highway No. 70 N 73° 43' W a distance of 97.5 feet to an existing highway monument; thence continuing along U. S. Highway No. 70 along a circular curve to the left with a radius of 2200.01 feet a distance of 151.028 feet to an iron pin; thence S 4° 40' W a distance of 197.5 feet to an iron pin; thence S 43° 09' E a distance of 169.0 feet; thence S 82° 29' E a distance of 142.6 feet to a point; thence in a northerly direction 271.5 feet to the point of beginning and containing 1.54 acres, more or less.

Being the same property conveyed to Ralph Laine and wife, Mary Cloyd Ligon Laine, by deed from Anna R. Brooks, an unmarried person, of record in Book 5915, page 648, said Register's Office.

This is unimproved property, located on Lebanon Road, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. 1988 taxes, a lien, but which are not yet due and payable.

2. All other matters of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor, as a tenant by the entirety, is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs,

successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 21st day of June, 1988.

Ralph Laine
RALPH LAINE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, DEBRA E. EMERSON, a Notary Public of said County and State, RALPH LAINE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 21st day of June, 1988.

Debra E. Emerson
Notary Public

My Commission Expires: 9-11-90

DEBRA E. EMERSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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IDENTIFICATION REFERENCE

JUN 24 2 10 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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