ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
TERRY W. AVRIL, 'et ux	Owner / Mortgagee: James O. Rains, et ux	Map 52-7
(NAME)	(NAME)	
712 Center Street		Parcel 47
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7603 PAGE 117

For and in consideration of the sum of TEN & 00/100---------- ($10.00)---------- DOLLARS

cash in hand paid by the Grantees, TERRY W. AVRIL, et ux, PATRICIA AVRIL, and other good and valuable considerations, receipt of which is hereby acknowledged;

8556 07/19 0101 03CHECK 311.75

we, JAMES O. RAINS, JR., et ux, BEATRICE INEZ RAINS,

have bargained and sold, and by these presents do transfer and convey unto the said TERRY W. AVRIL, et ux, PATRICIA AVRIL

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. 11 on the Plan of Madison Heights Subdivision, Section No.II, Part II, as of record in Book 2133, Page 83, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 11 fronts 136.5 feet on the westerly side of Center Street and runs back between lines, 337.58 feet on the northerly line and 334.38 feet on the southerly line to a dead line in the rear, measuring 107.35 feet thereon.

BEING the same property conveyed to James O. Rains, et ux, Beatrice Inez Rains, by deed from Eckardt Company, Inc., of record in Book 2272, Page 528, Register's Office for Davidson County, Tennessee.

50589

IDENTIFICATION REFERENCE

Jul 19 1 11 PM '88

FELIX Z WILCOX JR REGISTER DAVIDSON COUNTY TN

unimproved ( )
This is improved (XX) property, known as 712 Center Street (House Number) (Street)
Madison, Tennessee 37115
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade 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, 19 88

James O. Rains
JAMES O. RAINS, JR.

Beatrice I. Rains
BEATRICE INEZ RAINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7603 PAGE 118

Personally appeared before me the undersigned, a Notary Public in and for said County and State JAMES O. RAINS, JR., et ux, BEATRICE INEZ RAINS

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 seat at Nashville, Tennessee, this 15th day of July, 1988.

Kathy J Byers Notary Public

Commission expires 1/21/90

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 seat, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 92,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Terry W Avril

Sworn to and subscribed before me this 15th day of July, 19 88

My commission expires 1/21/90 Notary Public Kathy J Byers

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM

JAMES O. RAINS, JR., et ux,

BEATRICE INEZ RAINS

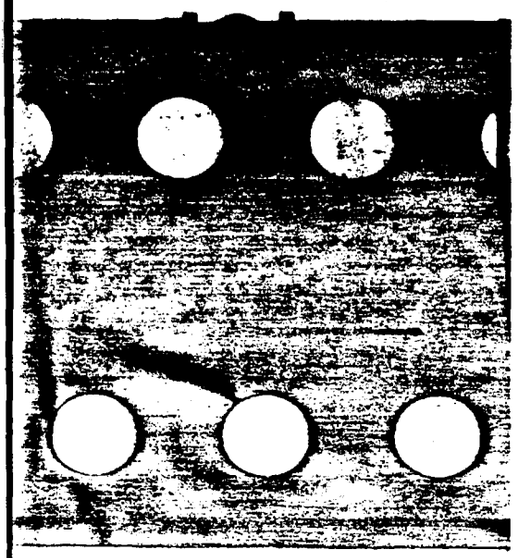
TO

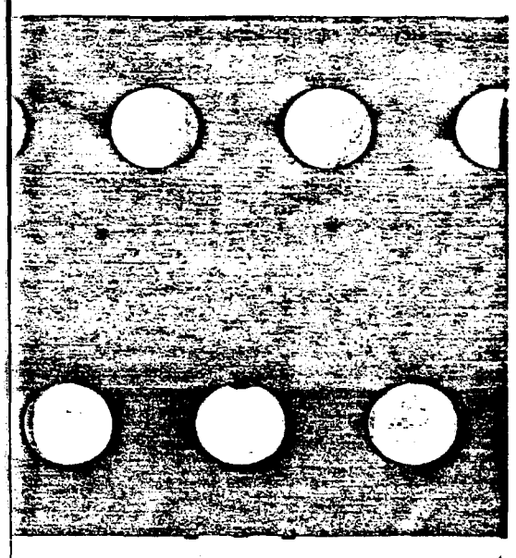
TERRY W. AVRIL, et ux,

PATRICIA AVRIL

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7603 PAGE 119

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

CAMT 92500.00
CON TX 305.25
PRFEE 0.50
WDEED 6.00
TOTAL 311.75
CHECK 311.75

07/19/88 01 13:12 0001 8556

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50589

IDENTIFICATION REFERENCE

JUL 19 1 11 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 114365