Send Tax Bills To: (New Owner)
Horace Hickman Raines
7786 White Creek Pike
Joelton Tn. 37080

This Instrument Prepared By:
THOMAS N. JONES, Attorney
339 Main Street, Suite 100
Franklin, TN 37064

MAP 9 – 20.00
140-15650

WARRANTY DEED

BOOK 7749 PAGE 574

FOR AND IN CONSIDERATION of the sum of One and no/100ths Dollars ($1.00), paid in cash and the love and affection I have for the Grantee, I, **Horace Hickman Raines**, hereinafter known as Grantor, do hereby transfer and convey unto my spouse, **Elizabeth M. Raines**, hereinafter known as Grantee, her heirs and assigns, an interest in a certain tract of land for the purpose of creating an estate by the entireties, pursuant to T.C.A. 66-1-109, said land lying and being in the 14th Civil District of Davidson County, Tennessee, described as follows, to-wit:

LAND in the 14th Civil District of Davidson County, TN, described according to a survey made by George W. Watkins, Surveyor, December 2, 1957, and revised October 6, 1958, as follows: BEGINNING at an iron pin on the northeasterly margin of Springfield Pike, 549 ft. southeasterly from the SW corner of the property conveyed to James Edward Demonbreun and wife, by deed from Eulalie Huffman Watts, of record in Book 1855, page 471, RODC, TN; thence with the northeastwardly margin of said Pike southeastwardly 180.4 ft. to an iron pin; thence N 26°30'E 208 ft. to a stake at post; thence N 59°15'E 2650 ft. to a stake; thence N 9°10'W 850 ft.; thence N 87°05'W 1146 ft. to a marked tree; thence S 7°45'W 139 ft. to a 6" R. Oak; thence S 1°20'E with an old fence 232 ft. to an iron pin in pile of stones; thence S 72°30'W 353 ft.; thence S 3°15'W 410 ft. to an old stake near post; thence N 87°30'W 236 ft. to an old stake at post; thence S 37°45'W 223.5 ft. to an iron pin; thence S 18°15'E 205 ft. to an iron pin; thence S 24°15'W 942 ft. to an iron pin; thence S 48°15'W 138 ft. to the beginning, containing 57.5 acres, more or less.

BEING the same property conveyed to Horace Hickman Raines and wife, Lillie Ruth Raines by deed of record in Book 3369, page 529, Register's Office of Davidson County, TN. The said Lillie Ruth Raines is now deceased and property is vested in Horace Hickman Raines as surviving tenant by the entirety.

TO HAVE AND TO HOLD said lands, with the improvements and appurtenances thereunto belonging to the said Grantee, her heirs and assigns, forever.

I COVENANT WITH the said Grantee that I am lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that it is unencumbered.

I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to the said property to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 10 day of January, 1989.

Horace H Raines
HORACE HICKMAN RAINES

BOOK 7749 PAGE 575

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Horace Hickman Raines, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin Tn. on this the 10 day of January, 1989.

Thomas N Jones
NOTARY PUBLIC

My Commission Expires: 6/9/91

NOTARY PUBLIC AT LARGE STATE OF

5349 01/11 0101 03CHECK 6-0(

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Elizabeth M. Raines
Affiant

Sworn to and subscribed before me this 10 day of January, 1988.

Thomas N Jones
Notary Public

NOTARY PUBLIC AT LARGE STATE OF

My Commission Expires: 6/9/91

0072 I.

IDENTIFICATION REFERENCE

JAN 11 1 22 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN