WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $ 35,000.00.

Affiant

SWORN to and subscribed before me on this the 31 day of January, 1989.

NOTARY PUBLIC

My Commission Expires: 8-12-89

MORTGAGEE:

METROPOLITAN FEDERAL
P. O. Box 995
Nashville, TN 37202-9903

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr./Mrs. Randy E. Raines	Metropolitan Federal	43-13-A-53
323 Forrest Park Drive	P. O. Box 995	
Madison, TN 37115	Nashville, TN 37202-9903	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **JIM RAWLINGS and wife, PAT RAWLINGS**, hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto **RANDY E. RAINES and wife, GINGER A. RAINES**, hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Apartment Unit Number 5-5 of Robin Hood Condominiums created under Title 64, Sections 2701, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5388, Page 524, Register's Office for said County, reference to which is hereby made, and said unit being more fully described on the plan of record in Book 5200, Page 124, said Registers' Office. Reference is also made to the Charter of Robin Hood Condominium Association, Inc. of record in Corporation Book Volume 47, page 1566, Office of the Secretary of State and in Book 5383, page 314, said Registers' Office.

BEING the same property conveyed to JIM RAWLINGS and wife, PAT RAWLINGS by Deed from CARYN C. GRIMALDI of record in Book 6745, Page 377, said Registers' Office.

AS PART OF THE CONSIDERATION FOR THIS CONVEYANCE, THE GRANTEES ASSUME AND AGREE TO PAY THE BALANCE OWING ON A NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF $22,050.00, AND SECURED BY A DEED OF TRUST OF RECORD IN BOOK 5389, PAGE 311 AND A NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF $7,350.00, AND SECURED BY

A DEED OF TRUST OF RECORD IN BOOK 5389, PAGE 314, SAID REGISTER'S OFFICE.

This is improved property known as 323 Forrest Park Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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. Wherever 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 31 day of January, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jim Rawlings
JIM RAWLINGS

Pat Rawlings
PAT RAWLINGS

STATE OF TENNESSEE

4149 02/03 0101 03CHECK 122.00

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JIM RAWLINGS and wife, PAT RAWLINGS, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 31 day of January, 1989.

Curtis M. Lucas
NOTARY PUBLIC

NOTARY PUBLIC CURTIS M. LUCAS STATE OF TENNESSEE AT LARGE

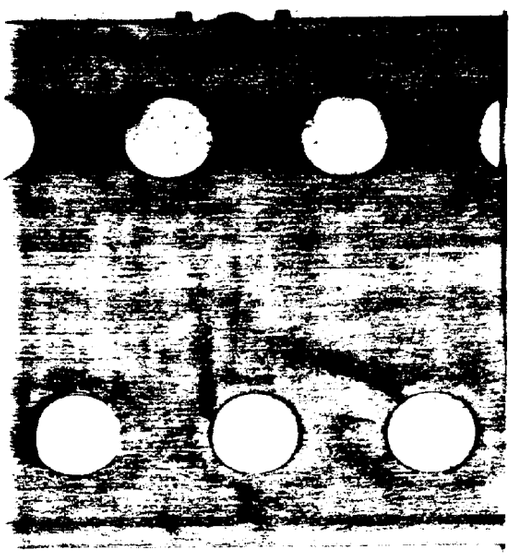
My Commission Expires: 8-12-89

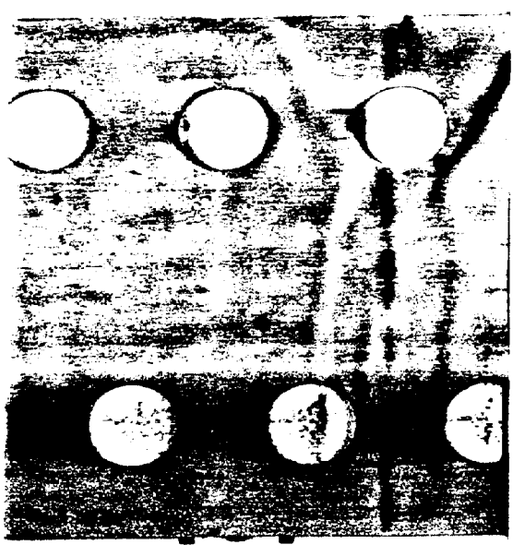
06426

IDENTIFICATION

FEB 3 8 39 AM '89

FELIX A. WILSON, REGISTER DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7765 PAGE 270

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	35000.00
CON TX	115.50
PRFEE	0.50
WDEED	6.00
TOTAL	122.00
CHECK	122.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/07/89 01 08:41 0001 4149

06426

IDENTIFICATION

FEB 3 8 39 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 178655