BOOK 7989 PAGE 948 FORM No. WD-1

Bk 4 S-3

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 1989.

Notary Public A. Aaron Adams

MY COMMISSION EXPIRES: January 21, 1990

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	
THOMAS D. RAINS (NAME)	SAME (NAME)	MAP 12
212 Williams Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PART OF PARCELS
Madison, Tn 37115 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	139, 140, 151

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES D. SCOTT AND WIFE, PEARLIE B. SCOTT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS D. RAINS AND WIFE, LORI LYNN RAINS

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.

Land in the 10th Civil District of Davidson County, Tennessee described as Tract No. 4 and Tract No. 5 on an unrecorded survey by Ray G. Cole, Surveyor License No. 924, dated June 17, 1988, Job. No. 88-084 as follows:

TRACT NO. 4: BEGINNING at an iron pin on the southerly margin of Baker Road, said iron pin being the northwest corner of this tract and the northeast corner of a tract of land owned by Richard Kessinger as described in Deed Book 7094, page 747, Register's Office for Davidson County, Tennessee; thence along the southerly margin of Baker Road, South 74 deg. 17' 53" East 50.27 feet to an iron pin; thence leaving the southerly margin of Baker Road, South 30 deg. 21' 11" West 480.00 feet to an iron pin; thence South 10 deg. 10' 03" West 995.50 feet to an iron pin; thence North 70 deg. 00' 00" West 425.63 feet to an iron pin in the easterly line of Kessinger; thence along Kessinger's easterly line North 35 deg. 56' 12" East 878.92 feet to an iron pin; thence North 30 deg. 31' 52" East 439.29 feet to the point of beginning, containing 5.001 acres, more or less.

This conveyance is made SUBJECT TO a 50-foot access right of way from Baker Road to Tract No. 5 on the aforesaid survey by Ray G. Cole and being more particularly described as follows: BEGINNING at an iron pin in the southerly margin of Baker Road, said iron pin being at the northeast corner of a tract of land owned by Richard Kessinger as described in Deed Book 7094, page 747, Register's Office for Davidson County, Tennessee; thence along the southerly margin of Baker Road, South 74 deg. 17' 53" East 50.27 feet to an iron pin; thence leaving the southerly margin of Baker Road, South 30 deg. 21' 11" West 480.00 feet to an iron pin; thence South 35 deg. 56' 12" west 840.83 feet to*

*Continued

This is unimproved (XX) improved ( ) property, known as Baker Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heir 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 covey 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 hand s this 20th day of November, 19 89

Pearlie B. Scott — James D. Scott

PEARLIE B. SCOTT — JAMES D. SCOTT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES D. SCOTT AND WIFE, PEARLIE B. SCOTT

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 20th day of November 1989.

Commission expires January 21, 1990

A. Aaron Adams
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

JAMES D. SCOTT
PEARLIE B. SCOTT

TO

THOMAS D. RAINS
LORI LYNN RAINS

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

CONTINUATION OF LEGAL DESCRIPTION

point; thence North 70 deg. 00' 00" West 50.27 feet, more or less, to an iron pin; thence North 35 deg. 56' 12" East 878.92 feet to an iron pin; thence North 30 deg. 31' 52" East 439.29 feet to the point of beginning.

TRACT NO. 5: BEGINNING at a point which is South 30 deg. 31' 52" West 439.29 feet and South 35 deg. 56' 12" West 878.92 feet from an iron pin in the southerly margin of Baker Road, said iron pin also being at the northwest corner of Tract No. 4 on the aforesaid survey and the northeast corner of a tract of land owned by Richard Kessinger as described in Deed Book 7094, page 747, Register's Office for Davidson County, Tennessee; thence from said BEGINNING POINT South 70 deg. 00' 00" East 425.63 feet to an iron pin; thence South 10 deg. 10' 03" West 174.84 feet to an iron pin in the northerly line of James R. Wilks property as described in Deed Book 5353, page 741, Register's Office for said County; thence along the northerly line of Wilks, North 87 deg. 24' 59" West 276.48 feet to a point; thence South 33 deg. 16' 24" West 402.58 feet to a point; thence North 67 deg. 39' 28" West 280.91 feet to a point; thence North 35 deg. 56' 12" East 660.77 feet to the point of beginning, containing 5.00 acres, more or less.

INCLUDED in this conveyance is a 50-foot right of way access from Baker Road. to Tract No. 5 on the aforesaid survey by Ray G. Cole and being more particularly described as follows: BEGINNING at an iron pin in the southerly margin of Baker Road, said iron pin being at the northeast corner of a tract of land owned by Richard Kessinger as described in Deed Book 7094, page 747, Register's Office for Davidson County, Tennessee; thence along the southerly margin of Baker Road, South 74 deg. 17' 53" East 50.27 feet to an iron pin thence leaving the southerly margin of Baker Road, South 30 deg. 21' 11" West 480.00 feet to an iron pin; thence South 35 deg. 56' 12" west 840.83 feet to a point; thence North 70 deg. 00' 00" West 50.27 feet, more or less, to an iron pin; thence North 35 deg. 56' 12" East 878.92 feet to an iron pin; thence North 30 deg. 31' 52" East 439.29 feet to the point of beginning.

Being a portion of the same property conveyed to James D. Scott and wife, Pearlie B. Scott, by deed of record in Book 6882, page 308, Book 6882, page 313, and Book 7034, page 565, Register's Office for Davidson County, Tennessee.

JAMES D. SCOTT

PEARLIE B. SCOTT

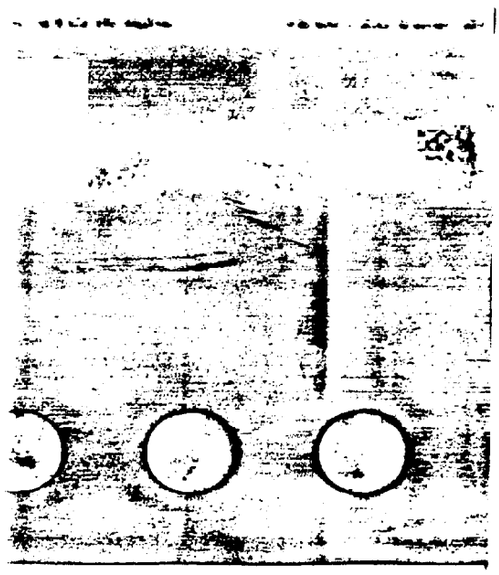
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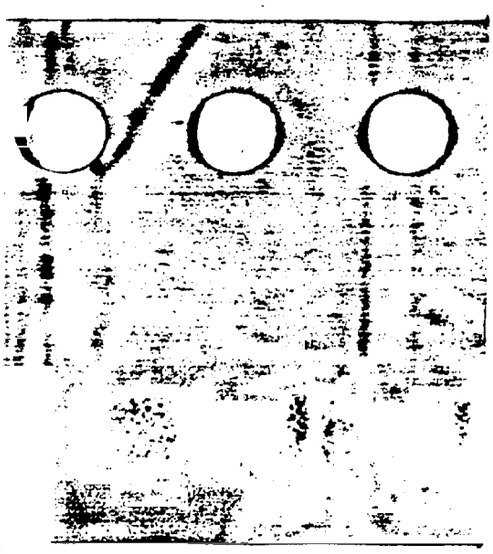
84076

IDENTIF. REFERENCE

May 22 11 43 AM '89

DAVIDSON COUNTY





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7989 PAGE 951

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 43000.00
CON TX 141.90
PRFEE 1.00
MDEED 9.00
TOTAL 151.90
CHECK 151.90

11/22/89 01 11:43 0001 6785

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84U76

IDENTIF. TREFERENCE

NOV 22 11 43 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 269586