SEND TAX BILLS TO:

R. Jack Freeman
4504 Shy's Hill Road
Nashville, TN 37215

57576

par
ADDRESS OF NEW OWNERS:

same

KATHRYN BROWN, REG.
SUMNER COUNTY, TENN.
RECORDING 8.00
STATE TAX $ 462.00
REG. FEE $ 1.00
TOTAL $ 471.00
REC. NO. 48754

MAP/PARCEL

MAP	GROUP	CONT. MAP	PARCEL
9	0		20

FB # 140-15650

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, WE, HORACE HICKMAN RAINES and wife, ELIZABETH M. RAINES, have this day bargained and sold and by these presents do hereby transfer and convey unto R. JACK FREEMAN, SINGLE, his heirs and assigns, forever, the following described tract or parcel of land, to-wit: BOOK 8147 PAGE 183

LAND in the 14th Civil District of Davidson County, Tennessee, described according to a survey made of 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, 547 feet 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, R.O.D.C., Tennessee; thence with the northeastwardly margin of said Pike southeastwardly 180.4 feet to an iron pin; thence N. 26 deg. 30' E 208 feet to a stake at post; thence N. 59 deg. 15' E. 2650 feet to a stake; thence N. 9 deg. 10' W. 860 feet; thence N. 87 deg. 05' W. 1146 feet to a marked tree; thence S 7 deg. 45' W. 139 feet to a 6 inch R. Oak; thence S. 1 deg. 20' E. with an old fence 232 feet to an iron pin in pile of stones; thence S. 72 deg. 30' W. 353 feet; thence S. 3 deg. 15' W. 410 feet to an old stake near post; thence N. 87 deg. 30' W. 236 feet to an old stake at post; thence S. 37 deg. 45' W. 223.5 feet to an iron pin; thence S. 18 deg. 15' E. 205 feet to an iron pin; thence S. 24 deg. 15' W. 942 feet to an iron pin; thence S. 48 deg. 15' W. 138 feet 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 from J. O. Horton, Jr. and Mary A. Horton, of record in Book 3369, Page 529, Register's Office for Davidson County, Tennessee. The said Lillie Ruth Raines is deceased. By deed of record in Book 7749, Page 574, said Register's Office, Horace Hickman Raines created tenancy by entirety with his wife, Elizabeth M. Raines.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto

RECD JUN 27 1990 AT 4:37 REC. IN Record BOOK 144 PAGE 286
KATHRYN BROWN, REGISTER SUMNER COUNTY, TENN.

ENTERED

JUN 28 1990

THOMAS C. MARLIN
TAX ASSESSOR

PREPARED BY:

Rt

FIRST SUMNER TITLE, INC.
109 PUBLIC SQUARE
GALLATIN, TENN. 37066
452-1070 256-0170

belonging unto the said GRANTEE, his heirs and assigns, in fee simple forever.

AND WE DO COVENANT with the said GRANTEE that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, EXCEPT restrictions and limitations of record, all visible easements, and 1990 real estate taxes.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our hands this the 27th day of June, 1990.

Horace Hickman Raines
HORACE HICKMAN RAINES

Elizabeth M. Raines
ELIZABETH M. RAINES

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainors, HORACE HICKMAN RAINES and wife, ELIZABETH M. RAINES, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 27th day of June, 1990.

Patsy L Payne
NOTARY PUBLIC

My Commission Expires: 1/12/92.

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000.00.

R Jack Freeman
AFFIANT

SUBSCRIBED and sworn to before me this the 27th day of June, 1990.

Patsy L Payne
NOTARY PUBLIC

My Commission Expires: 1/12/92.

FIRST SUMNER TITLE, INC.
109 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066
PHONE 615/452-1070 OR 615/256-0178

7766 07/06 0101 03CHECK 9.00

WARRANTY DEED

HORACE RAINES and wife,
ELIZABETH M. RAINES

TO

R. JACK FREEMAN

IDENTIFICATION REFERENCE

JUL 6 10 29 AM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

3953.0

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

MAIL ENV.

When Revenue Is Paid By Check, This Receipt is Not Valid Until Check Is Paid By Bank.

KATHRYN BROWN
REGISTER
SUMNER COUNTY, TENNESSEE

OFFICIAL RECEIPT

BOOK 8147 PAGE 185

060754

GALLATIN, TENN. 06/27/1990 04:27

RECEIVED OF FIRST SUMNER TITLE

TRANSFER 140,000.00

MORTGAGE

REMARKS

RECORDING FEES:

DEED 8.00

0.00

OTHER

STATE TAX:

TRANSFER TAX	$ 462.00
MORTGAGE TAX	$
REGISTER'S FEE	$ 1.00
SUB-TOTAL	$ 471.00
REFUND	$
TOTAL	$ 471.00

AMOUNT CHECK AMOUNT 471.00 CHECK NUMBER 4871

FROM RAINES, HORACE HICKMAN NOTEBOOK 33 PAGE 296

TO FREEMAN, R JACK

Kathryn Brown, REGISTER