Sec 14
D-6944-3

FORM NO. WD-1

BOOK 8278 PAGE 644

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January, 1991.

Notary Public

MY COMMISSION EXPIRES: 11/4/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEBRA S. RAIRDEN (NAME)	CITICORP MORTGAGE, INC. (NAME)	Map 131-01B
3 Redbud Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 790010 (STREET ADDRESS)	Parcel 123
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63179-0010 (CITY) (STATE) (ZIP)	7D-70072

FOR AND IN 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, GRACE B. PAINE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEBRA S. RAIRDEN AND HUSBAND, ANTHONY W. RAIRDEN

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 Davidson County, Tennessee, being Lot No. 3 on the Plan of Redbud, a Planned Unit Development, as of record in Book 4675, Page 137, and as amended in Book 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846, and Book 5003, Page 925, all in the Register's Office for said County.

SAID Lot No. 3 fronts 61.47 feet on the easterly margin of Redbud Drive and extends back 109.49 feet on the northerly line and 148.54 feet on the southwesterly line to a dead line in the rear, measuring 132.00 feet thereon.

BEING the same property conveyed to Thomas F. Paine, Jr., and wife, Grace B. Paine, by Deed from Arthur Kent and wife, Helen Kent, of record in Book 5735, Page 765, Register's Office for Davidson County, Tennessee. The said Grace B. Paine having quitclaimed her interest to Thomas F. Paine, Jr., by Quitclaim Deed of record in Book 6923, Page 906, said Register's Office. The said Thomas F. Paine, Jr., having since died. The said property was devised to Grace Benedict Paine by the Last Will and Testament of Thomas Fite Paine, Jr., of record in Will Book 157, Page 653, Probate Office for Davidson County, Tennessee. The said Grace B. Paine and Grace Benedict Paine are one and the same person. The said Thomas F. Paine, Jr., and Thomas Fite Paine, Jr., are one and the same person.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Redbud, of record in Book 4845, Page 935, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved (XX) improved ( ) property, known as 3 Redbud Drive, Nashville, TN 37215
(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 heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seised 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 her hand this 21st day of January, 1991

Grace B. Paine
GRACE B. PAINE

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GRACE B. PAINE, UNMARRIED

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of January, 1991.

Notary Public

Commission Expires 11/10/92

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

87339

FROM

GRACE B. PAINE, UNMARRIED

IDENTIF. TREFERENCE

TO

DEBRA S. RAIRDEN AND HUSBAND,
ANTHONY W. RAIRDEN

JAN 22 9 31 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

635.65 CHECK 0101 92/22 2002

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

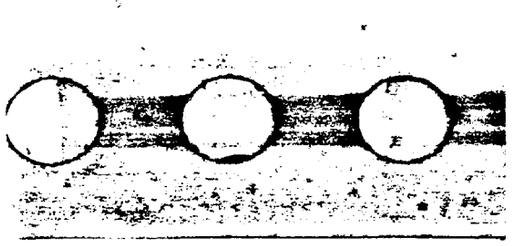
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

AMT	190500.00
CON TX	628.65
[illegible]	1.00
MDEED	5.00
TOTAL	635.65
CHECK	635.65

01/22/91 01 09:30 0001 6902



87339

IDENTIF. REFERENCE

JAN 22 9 31 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 390748