BOOK 8907 PAGE 617

06723

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068
April 5, 1993

IDENTIFICATION REFERENCE

APR 5 2 19 PM '93

DAVIDSON COUNTY, TN

**ADDRESS NEW OWNER:**
Billy E. Gann
~~507~~ Ben Allen Road
Nashville, Tennessee 37216

**SEND TAX BILL:**
NEW OWNER

**MORTGAGEE:**
First American National Bank
First American Center
Nashville, TN 37237

PICK-UP

**MAP AND PARCEL:**
MAP 061-00-0
GROUP
PARCEL 022.02

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Harold E. Rainey and wife, Geneva G. Rainey, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Billy E. Gann hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the 12th Civil District of Davidson County, Tennessee, described in part according to a survey made by John B. Kohl, III, Registered Land Surveyor, Tennessee No. 100, dated October 28, 1977, Job No. W2-16796-A, as follows:

IN ORDER to determine the true point of beginning, begin at a point in the northeasterly margin of the original right of way of Ben Allen Road, said point being located northwestwardly 1544 feet along the northeasterly margin of the original right of way of Ben Allen Road from the southwest corner of Lot No. 246 on the Plan of Maplewood Heights, of record in Book 547, page 103, Register's Office for said County, said point also being the common corner in the northeasterly margin of the original right of way of Ben Allen Road of the property conveyed to Judy McElroy, by deed from John P. Mayo and wife, Ellen Mayo, of record in Book 5101, page 774, said Register's Office, and the property conveyed in fee to the State of Tennessee by deed from Timothy J. McElroy and wife, Judith L. McElroy, of record in Book 5092, page 321, said Register's Office; thence with the line between said Judy McElroy's property and said property conveyed in fee to the State of Tennessee N 25 degrees east according to prior deeds to the property herein described or N 29 degrees 02' E according to said deed to the State of Tennessee, 0.12 feet to the true point of beginning, said true point of beginning lying in the proposed northeasterly margin of Ben Allen Road; thence with the westerly line of said Judy McElroy's property N 25 degrees east 352.88 feet to a point in the southerly line of the property conveyed to Howard Gehrig and wife, Betty Gehrig, by deed from, George W. Nickens and wife, Melvin Tate Nickens, of record in Book 3403, page 407, said Register's Office; thence with the southerly line of said Gehrig's property N 57 degrees 50' West 70 feet to the northeast corner of Walter B. Williams' property; thence

with the easterly line of said Williams' property S 21 degrees west 358 feet to a point in the northeasterly margin of the original right of way of Ben Allen Road; thence with the original right of way of Ben Allen Road and continuing with the proposed right of way of Ben Allen Road as established by said deed to the State of Tennessee, southwardly 45 feet, more or less, to the true point of beginning.

BEING the same property conveyed to Harold E. Rainey and wife, Geneva G. Rainey by deed from Nina E. Allen, unmarried, as of record in Book 5276, page 77, Register's Office for Davidson County, Tennessee.

ALSO conveyed herewith are all of the Grantors' rights, title and interest in and to a permanent, exclusive easement for driveway purposes appurtenant to the property conveyed hereby, said easement being described in an instrument of record in Book 5223, page 223, Register's Office for Davidson County, Tennessee.

This is improved property known as 507 Ben Allen Road, Nashville, TN 37216.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billy E. Gann his heirs and assigns, forever; and we, Harold E. Rainey and wife, Geneva G. Rainey, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** our hands this the 5th day of April, 1993.

Harold E Rainey
Harold E. Rainey

Geneva R. Rainey
Geneva G. Rainey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harold E. Rainey and wife, Geneva G. Rainey, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 5th day of April, 1993.

Herman A. Ruben
NOTARY PUBLIC

My Commission Expires: May 28, 1995

HERMAN A. RUBEN NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 25,000.00.

Billy E. Jones
AFFIANT

Subscribed and sworn to before me
this 5th day of April, 1993.

Herman A. Ruben
NOTARY PUBLIC

My Commission Expires: May 28, 1995

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY LARGE

2239 04/05 0101 03CHECK 105-50



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

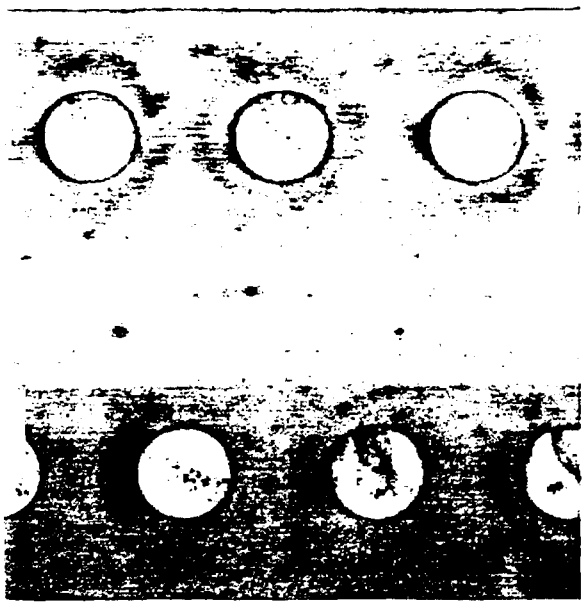
FOR _____

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| | | |
|---|---|---|
| CO CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD WARRANTY DEED | UCC UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 25000.00 |
| | | | CON TX | 92.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 105.50 |

CHECK 105.50
04/05/93 01 14:11 0001 2239



**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

06723

IDENTIFICATION REFERENCE

APR 5 2 13 PM '93

DAVIDSON COUNTY, TN

**No.** 637039