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56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

THIS INDENTURE, made and entered as of the **1st** day of **February, 1994** by and between

Bessie K. Holmes, , A Widow ,

hereinafter referred to as Grantor, and

William J. Rainey and Ann B. Rainey, Husband and wife ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 6 on the Plan of Horton Heights, Section I, of record in Book 2133, page 28, Register's Office for said County.

Said Lot No. 6 fronts a total of 117.2 feet on the southeasterly margin of an access road which lies immediately to the southeast of Charlotte Pike; said lot extends back 337.4 feet on the northeasterly side and 344 feet on the southwesterly side to a dead line in the rear measuring 123 feet.

Being the same property conveyed to Charles M. Holmes and wife, Bessie K. Holmes by deed from H.C. Coleman and wife, Vera Coleman of record in Book 2643, page 535, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

This conveyance is subject to all matters on The Plan of Record in Book 2133, page 28, Register's Office, Davidson County, Tennessee.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

14281
IDENTIF. & REFERENCE

94 FEB -2 PM 3:46
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

1887 02/02 0101 03CHECK 423.40

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Bessie K. Holmes
Charles B. Holmes atty in fact
Bessie K. Holmes

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, personally appeared Charles B. Holmes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bessie K. Holmes, and acknowledged that he/she executed the same as the free act and deed of said Bessie K. Holmes.

Witness my hand, at office, this 1 day of Feb, 1994.

Notary Public

Commission Expiration: 11-22-94

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$112,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

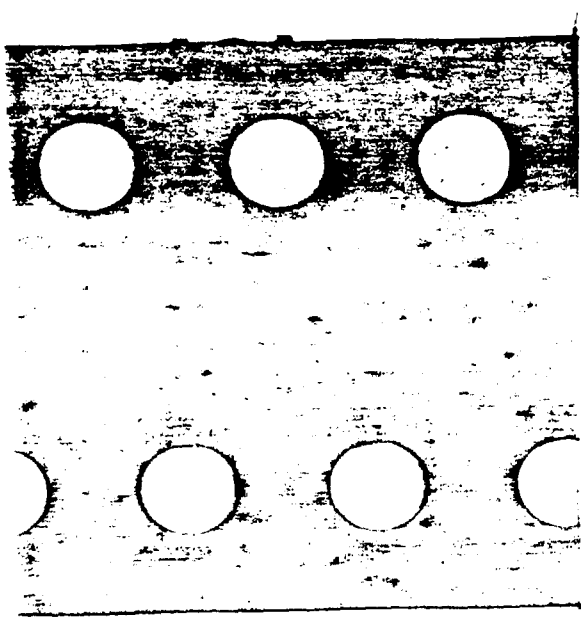
William J. Ramey
Affiant

Subscribed and sworn to before me this **1st** day of **February, 1994.**

Notary Public

Commission Expiration: 11-22-97

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	Margaretten & Co. One Ronson Road Iselin, NJ 08830	6445 Charlotte Road Circle Nashville, TN 37209 MAP PARCEL NUMBER 102-8-6



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

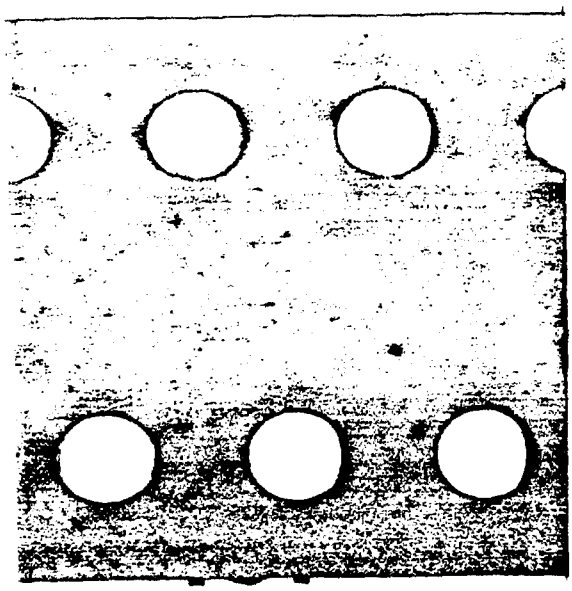
RECEIVED OF _____

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
112000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CBM FEE	414.40
PRFEE	1.00
WDEED	8.00
TOTAL	423.40
CHECK	423.40

02/02/94 01 15:46 0001 1807

14281
IDENTIF. + REFERENCE

94 FEB -2 PM 3:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 752794