BOOK 9340 PAGE 628 Box14

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May 19 94

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

CHERNAU, MILAM & WEISS, P.C., 424 Church Street, Suite 1350, Nashville, TN 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JOHN R. RAINEY, JR. | "NEW OWNER" | MAP 118-10 |
| (NAME) | (NAME) | |
| 825 SUTTON HILL ROAD | | PARCEL 197 |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN | | FB# 16DA-13545 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, DORIS COTTER SWANN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN R. RAINEY, JR. AND WIFE, MARTINE G. RAINEY

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 1 of a Re-subdivision of Lots 2, 3, 4, and part of Lot 1, Block D, Section 2, Battlefield Estates, as of record in Book 974, Page 59, said Register's Office, said re-subdivision plan being recorded April 25, 1966 in Book 3842, Page 55, said Register's Office.

Said Lot No. 1 fronts 60.68 feet on the southerly margin of Sutton Hill Road and extends back 199.65 feet on the westerly side and 103.28 feet on the easterly side to a line in the rear measuring 184.55 feet thereon.

BEING the same property conveyed to Doris Cutter (Swann), by Deed from Ira T. Adams and wife, Martha S. Adams, of record in Book 4099, Page 630, and by an instrument of correction from Ira T. Adams and wife, Martha S. Adams, of record in Book 4112, Page 385, and further conveyed to Doris Cutter Swann and husband, Charles A. Swann by Quitclaim Deed of Record in Book 6707, Page 298, Register's Office for Davidson County, Tennessee. The said Charles A. Swann having since deceased, the title is vested in Doris Cutter Swann as surviving tenant by the entirety.

THIS conveyance is subject to restrictive covenants of record in Book 1452, Page 299, and in Book 1632, Page 427, 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 Grantee(s) herein.

THIS instrument is being executed in behalf of Doris Cotter Swann pursuant to a Power of Attorney executed by same on the 18th day of November, 1993, and being filed for record simultaneously herewith.

unimproved ( )
This is improved ( X ) property, known as 825 SUTTON HILL ROAD, NASHVILLE, TN
(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 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 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 my hand this 4th day of May 19 94

Doris Cotter Swann
DORIS COTTER SWANN
By Elaine Nugent
Late in Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
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_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ 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

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 4th day of May, 1994, before me personally appeared Elaine Nugent, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Doris Cotter Swann, and acknowledged that she executed the same as the free act and deed of the said Doris Cotter Swann.

Pamela M. Edwards
Notary Public

My Commission Expires: 1-22-95

PAMELA M. EDWARDS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

48599

IDENTIFICATION REFERENCE

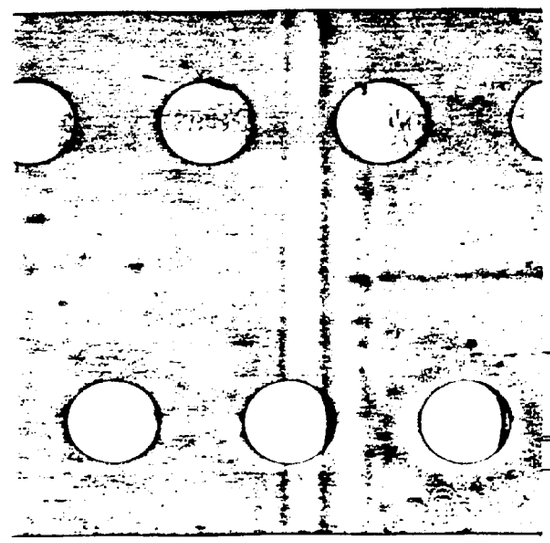
94 MAY 10 PM 3:27

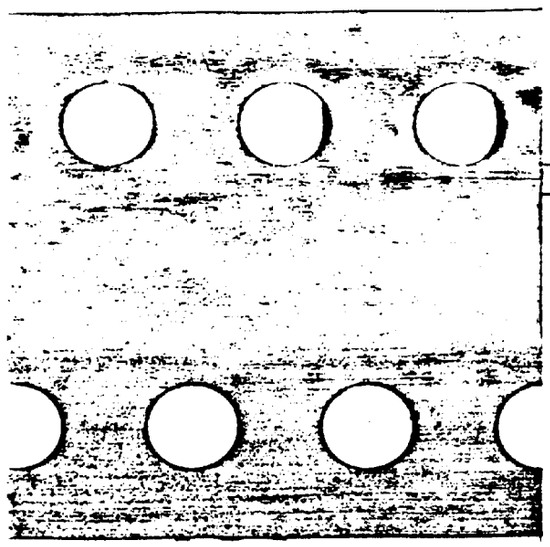
REGISTER
DAVIDSON COUNTY, TN.

4468 05/10 0101 03CHECK 323.50



DCTN01W





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 9340 PAGE 630

| | | |
|---|---|---|
| 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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

05/10/94 01 15:26 0001 4468

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

48599
IDENTIFICATION REFERENCE

94 MAY 10 PM 3:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 789515