THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

RE'D 96 09 0101 03 CHECK 240.25

WARRANTY DEED

BOOK 9373 PAGE 791

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Sheila Rainey 309 Janette Dr. Goodlettsville, Tn. 37072	Same as New Owner	Map 33-8 Parcel 85 Field Book GO 06620

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JUDITH R. AYERS and JENNIFER A. AYERS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto SHEILA RAINEY, a single woman, hereinafter referred to as the "GRANTEE", her 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. 271 on the Plan of Gatewood, Section 2 of record in Plat Book 3700 at pages 144 and 145, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Judith R. Ayers and Jennifer A. Ayers by deed from George W. Jarrett, Jr. and wife, Evodean Jarrett, of record in Book 8451, page 788, Register's Office for said County.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 309 Janette Drive, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And WE, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the taxable year 1994, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

Restrictive Covenants of record in Book 4179, page 488, said Register's Office.

Any and all matters as they may appear on the Plan of record in Book 3700, page 145, said Register's Office.

Easement for communications systems right of way granted to American Telephone & Telegraph Company of record in Book 6576, page 650, said Register's Office.

59396
IDENTIF. & REFERENCE

94 JUN -9 AM 10:10
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

And WE, the GRANTORS, 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.

JUDITH R. AYERS executes this Warranty Deed as Attorney-in-Fact for JENNIFER A. AYERS, under a Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

JOINDER OF SPOUSE: JOHN P. AYERS, husband of JUDITH R. AYERS, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise. JENNIFER A. AYERS represents and warrants that she is a single woman.

WITNESS our hands on this the 7th day of June, 1994.

"GRANTORS"

Judith R. Ayers
JUDITH R. AYERS

Jennifer A. Ayers
JENNIFER A. AYERS
BY: JUDITH R. AYERS, Attorney In Fact

John C. Ayers
JOHN P. AYERS

"GRANTEE"

Sheila Rainey
SHEILA RAINEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDITH R. AYERS, JOHN P. AYERS, and SHEILA RAINEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 7th day of June, 1994.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 7th day of June, 1994, before me, personally appeared JUDITH R. AYERS, to me known to be the person who executed the foregoing instrument on behalf of JENNIFER A. AYERS and acknowledged that she executed the same as the free act and deed of the said JENNIFER A. AYERS.

WITNESS my hand and official seal this the 7th day of June, 1994.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $62,500.00.

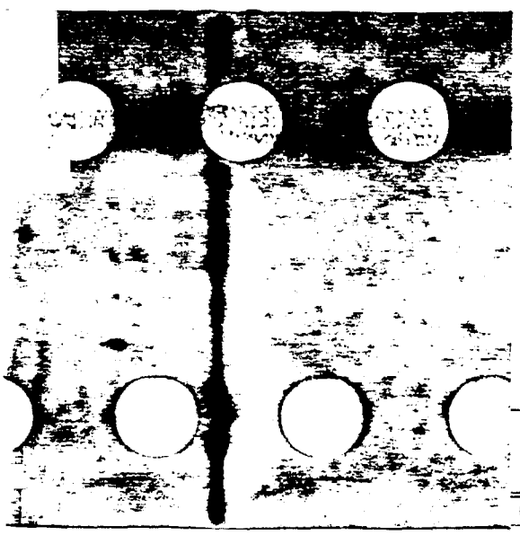
John C. Ayers
Affiant

Sworn to and subscribed before me on this the 7th day of June, 1994.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 12/6/97



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

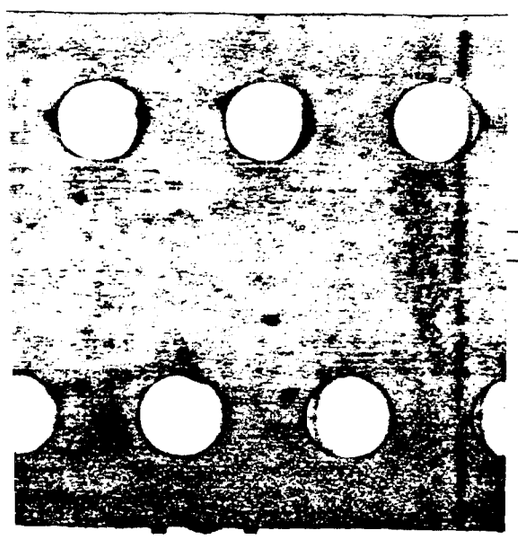
RECEIVED OF _____

FOR _____

BOOK 9373 PAGE 796

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 62500.00
				CON TX 231.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 240.25
				CHECK 240.25
06/09/94	01			10:11 0001 4292



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59396
IDENTIF. ↑ REFERENCE

94 JUN -9 AM 10: 10
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 801054