James Gordon Rains
National Mortgage Company
Loan No. 178650

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Secretary of Veterans Affairs 110 Ninth Avenue South Nashville, TN 37203	Same	D.W. McMackin mail P.O. Box 198947 Nashville, TN 37219

Map and Parcel No.
148-8-232
02DU70529

WARRANTY DEED
IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into this 16th day of August, 1994, by and between James Gordon Rains and wife, Denise Rains, party of the first part, and the Secretary of Veterans Affairs, its successors and assigns, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain and sell, convey, and confirm unto the said party of the second part the following described real estate situated and being in the City of Antioch, County of Davidson, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Terragon Trails, Section Nine, of record in Book 5200, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to James Gordon Rains and wife, Denise Rains, by deed from Evelyn Upchurch Nichols, unmarried, of record in Book 7117, page 81, re-recorded in Book 7132, page 955, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 4717 Long Branch, Antioch, Tennessee 37013.
>
> The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said party of the second part, his successors and assigns, in fee simple, forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same, that the same is unencumbered and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The party of the first part has executed and delivered this Warranty Deed to the party of the second part in lieu of the foreclosure of that certain deed of trust dated January 20, 1987, executed by James Gordon Rains and wife, Denise Rains, to Arthur C. Coble, Jr., Trustee, of record in Book 7117, page 84, Register's Office, Davidson County, Tennessee, and for full satisfaction of the indebtedness therein described.

WITNESS THE signature(s) of the party of the first part on the day and year first above written.

James Gordon Rains

Denise Rains

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Gordon Rains and wife, Denise Rains, the bargainor(s), with whom I am personally acquainted, (or proved to me upon the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of August, 1994.

Notary Public

My commission expires: 11/26/94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $45,040.54.

Affiant

Subscribed and sworn to before me on this 16th day of August, 1994.

Notary Public

My commission expires: 1-25-97

LORI WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

81994
IDENTIFICATION REFERENCE

94 AUG 17 AM 11:58
FELIX [illegible] COUNTY ENGINEER
DAVIDSON COUNTY, TN

37823 08/17 0101 03CHECK 8.00