BOX53

WARRANTY DEED

BOOK 9506 PG 203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Ronald G. Rains
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF October 19 94

Notary Public

MY COMMISSION EXPIRES: 1-24-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald G. Rains (NAME)	Progressive Savings Bank (NAME)	Map 53-3
1200 Riverside Road (ADDRESS)	(ADDRESS)	Parcel 75
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, HEIRS OF LOUISE H. MURRAY, BEING HENRY DARWIN MURRAY, JR., MARY ANN MURRAY AMBROSIA, CONSTANCE LOUISE MURRAY McALLISTER, SUSAN JANE MURRAY, BY AND THROUGH SANDRA M. BIVINS, ATTORNEY IN FACT AND SANDRA M. BIVINS HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald G. Rains and wife, Jane G. Rains

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 No. 14 on the Plan of Section "B", Village of Old Hickory, of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 14 fronts @ 172.1 feet on the westerly side of Riverside Road, and runs back 106.6 feet on the north line and 114.1 feet on the south line, to the east margin of Overton Street, measuring @ 175.6 feet thereon.

Being the same property conveyed to Henry D. Murray and wife, Louise H. Murray, by Deed of record in Book 3133, page 513, Register's Office for Davidson County, Tennessee; the said Henry D. Murray having since died, property then vested in Louise H. Murray, his widow; and the said Louise H. Murray having since died, pursuant to her Last Will & Testament, the property now vests in her five children, namely: Henry Darwin Murray, Jr., Mary Ann Murray Ambrosia, Constance Louise Murray McAllister, Susan Jane Murray, and Sandra M. Bivins.

Sandra M. Bivins executes this instrument individually and as Attorney In Fact for Henry Darwin Murray, Jr., Mary Ann Murray Ambrosia, Constance Louise Murray McAllister, and Susan Jane Murray, pursuant to Special Powers of Attorney recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 1200 Riverside Road, Old Hickory, TN 37138
(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/our hand S this 14 day of October 19 94

Henry Darwin Murray — HENRY DARWIN MURRAY, JR.
BY: Sandra M Bivins, SANDRA M. BIVINS, ATTORNEY IN FACT

Mary Ann Murray Ambrosia — MARY ANN MURRAY AMBROSIA
BY: Sandra M Bivins, SANDRA M. BIVINS, ATTORNEY IN FACT

Constance Louise Murray McAllister — CONSTANCE LOUISE MURRAY McALLISTER
BY: Sandra M Bivins, SANDRA M. BIVINS, ATTORNEY IN FACT

Susan Jane Murray — SUSAN JANE MURRAY
BY: Sandra M Bivins, SANDRA M. BIVINS, ATTORNEY IN FACT

Sandra M. Bivins
SANDRA M. BIVINS

BOOK 9506 PG 204

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 SANDRA M. BIVINS

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE GOODLETTSVILLE, Tennessee, this 14 day of October 19 94.

Commission expires 11/20/96

Carolyn Deaffa
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, and 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:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA M. BIVINS, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for HENRY DARWIN MURRAY, JR., MARY ANN MURRAY AMBROSIA, CONSTANCE LOUISE MURRAY McALLISTER, AND SUSAN JANE MURRAY, and is authorized by HENRY DARWIN MURRAY, JR., MARY ANN MURRAY AMBROSIA, CONSTANCE LOUISE MURRAY McALLISTER and SUSAN JANE MURRAY to execute this instrument on their behalf.

WITNESS my hand on this the 14 day of October, 1994.

Carolyn Deaffa
NOTARY PUBLIC

My Commission Expires: 11/20/96

(AFFIX SEAL)

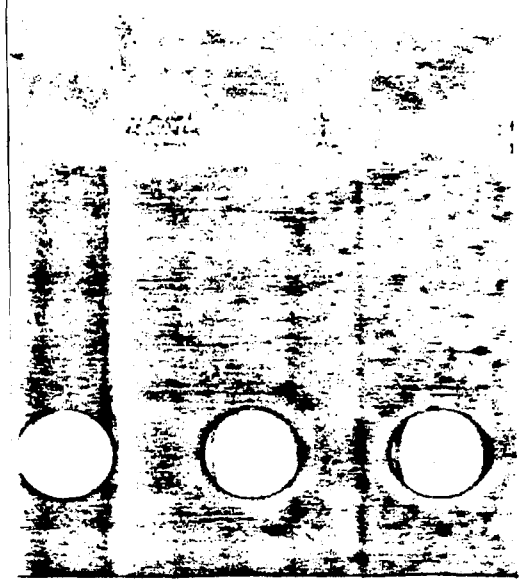
IDENTIF. & REFERENCE

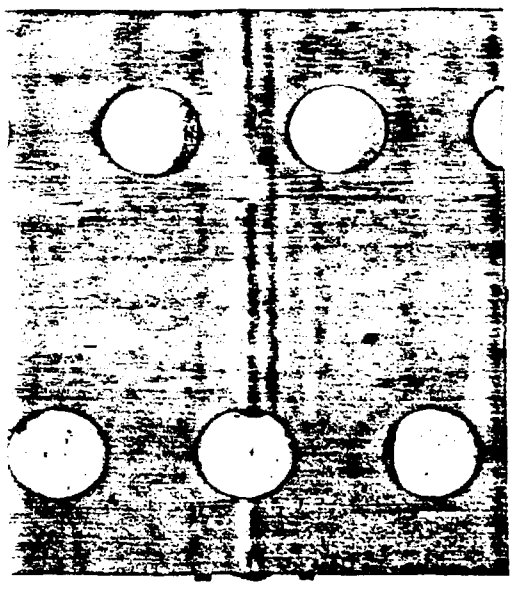
94 OCT 31 PM 1:12

DAVIDSON COUNTY, TN.

2919 10/31 0101 03CHECK

601.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9506 PG 205

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				160000.00
			CON TX	592.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	601.00
			CHECK	601.00
10/31/94	01		13:12 0001	2919

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04374
IDENTIF. # REFERENCE

94 OCT 31 PM 1:12

REGISTER
DAVIDSON COUNTY, TN.

No. 849225