THIS DOCUMENT HAS BEEN PREPARED WITH INFORMATION FURNISHED BY THE PARTIES HERETO AND WITHOUT THE BENEFIT OF A TITLE EXAMINATION.	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,418.52 Phillip Raines Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF November 1994 Donald L. Hale Notary Public MY COMMISSION EXPIRES: 6/23/98 (AFFIX SEAL)

Return To: THIS INSTRUMENT WAS PREPARED BY

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Phillip C. Raines	First Union Mortgage Corporation	Map 091-10-0
(NAME)	(NAME)	
5817 Leslie Avenue	P. O. Box 12701	Parcel Nos.
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37209	Roanoke, VA 24027-2701	139 and 140
(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, DONALD J. HALE AND WIFE, CYNTHIA L. HALE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP C. RAINES

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 Lots Nos. 31 and 32 on the Plan of the Subdivision of Lots Nos. 39 and 40 of the B. F. Cockrill Farm, as of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee, described as follows:

Each of said Lots Nos. 31 and 32 front 50 feet on the southerly side of Leslie Avenue and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Donald J. Hale and wife Cynthia L. Hale by deed from Floyd R. Rainey and wife, Patricia A. Rainey of record in Book 5664, Page 964, Register's Office for Davidson County, Tennessee.

A PART OF THE CONSIDERATION FOR THIS CONVEYANCE IS THE ASSUMPTION OF A DEED OF TRUST ORIGINALLY PAYABLE TO METROPOLITAN MORTGAGE FUND, INC., NOW PAYABLE TO FIRST UNION MORTGAGE CORPORATION, EXECUTED BY DONALD J. HALE AND WIFE, CYNTHIA L. HALE DATED OCTOBER 15, 1980 in the original principal amount of $22,950.00 payable as set forth therein and recorded in Book 5664 Page 967, Register's Office for Davidson County, Tennessee, WHICH THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY.

unimproved ( )
This is improved (X) property, known as 5817 Leslie Avenue, Nashville, TN 37209
(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 our hand & this 4th day of November 19 94

Donald L Hale
Donald J. Hale

Cynthia L Hale
Cynthia L. Hale

BOOK 9513 PG 495

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Donald J. Hale and wife, Cynthia L. Hale

the bargainor S, with whom I am personally acquainted or proved to me on 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 Madison, Tennessee, this 4th day of November

Commission expires 5/23/98

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

06602

IDENTIF. ↑ REFERENCE

94 NOV -7 AM 9:55

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

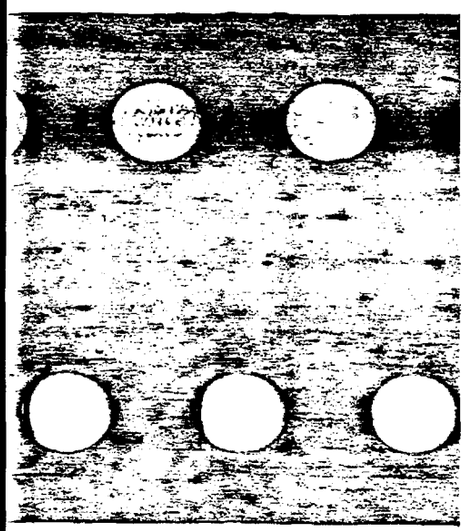
Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

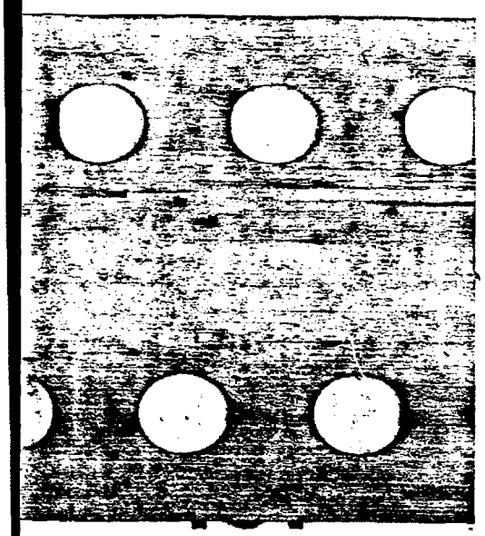
WARRANTY DEED

FROM:
DONALD J. HALE AND WIFE,
CYNTHIA L. HALE

TO:
PHILLIP A. , RAINES

5292 11/07 0101 CHECK 84.55





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

RECEIVED OF _____

FOR _____

BOOK 9513 PG 496

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
			CAMT - 20418.52
			TOTAL PAID
			CON TX 75.55
			PRFEE 1.00
			WDEED 8.00
			TOTAL 84.55
			CHECK 84.55
11/07/94	01	09:54	0001 5292

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06602
IDENTIF. ↑ REFERENCE

94 NOV -7 AM 9:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 851570