This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER:
A & L Builders
4305 Little Marrowbone Road
P.O. Box 205
Joelton, TN 37080

SEND TAX BILLS TO:
Same

Map 21, Parcel 246
Field Book Number

28652
IDENTIF. ↑ REFERENCE

95 JAN 27 AM 9:11
REGISTER
DAVIDSON COUNTY, TN.

5774 01/27 0101 03CHECK 77.75

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, we, **TOVE N. RAWLINGS and husband, JAMES H. GRAVES,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **A & L BUILDERS, a Tennessee corporation,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in the 1st Civil District of Davidson County, State of Tennessee, described as follows:

**BEING** Lot No. 2 on the plan of Rawlings & Johns Subdivision as shown on plat of record in Book 8250, page 366, Register's Office for Davidson County, Tennessee, and more particularly described as follows: **BEGINNING** at an iron pin in the south margin of Rawlings Road at the intersection of the south margin of Rawlings Road and the east margin of U. S. Highway 41-A; thence with the south margin of said Rawlings Road, South 87 degrees 00 minutes 00 seconds East 311.56 feet to an iron pin, the northeast corner of Lot No. 1 of said subdivision and the northwest corner of this lot and the beginning point of the lot herein described; thence continuing with the south margin of said road, South 87 degrees 00 minutes 00 seconds East 100 feet to an iron pin; thence leaving said road, South 3 degrees 28 minutes 33 seconds West 440 feet to an iron pin; thence North 87 degrees 00 minutes 00 seconds West 100 feet to an iron pin; thence North 3 degrees 28 minutes 33 seconds East 440 feet to the beginning, **containing 1.010 acres, more or less,** according to said plat.

**BEING** the same property conveyed to Joseph W. Rawlings and wife, Tove N. Rawlings, by deed from W. T. Johns, of record in Book 4867, page 783, Register's Office for Davidson County, Tennessee. The said Joseph W. Rawlings is deceased, and Tove N. Rawlings acquired the entire fee as the surviving tenant by the entirety.

This conveyance is **SUBJECT** to easements, conditions, and restrictions shown on said plat.

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, its successors and assigns, forever; and we 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 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 GRANTEE, its successors 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 hands this 26th day of January, 1995.

Tove N. Rawlings

**TOVE N. RAWLINGS**

James H. Graves

**JAMES H. GRAVES**

**********

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TOVE N. RAWLINGS and husband, JAMES H. GRAVES**, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 26th day of January, 1995.

Grace K. [illegible]

Notary Public

My Commission Expires: 4-30-96

NOTARY PUBLIC CHEATHAM COUNTY

BOOK 9580PG 72

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $17,500.00.

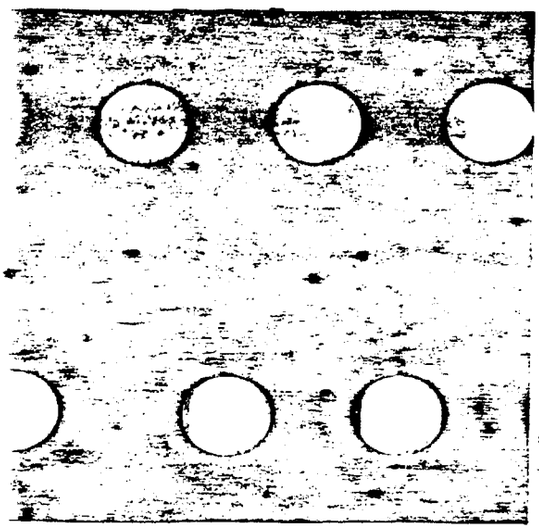
Kevan Allen
Affiant

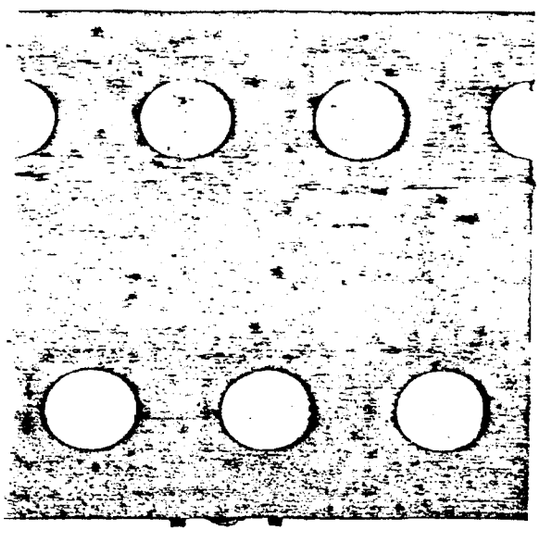
Subscribed and sworn to before me, this 24th day of January, 1995.

Grace Knox
Notary Public

My Commission Expires: 4-30-96

NOTARY PUBLIC
CHEATHAM COUNTY, TN





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 9580 PG 73

| | | |
|---|---|---|
| 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 17500.00
CON TX 64.75
PRFEE 1.00
WDEED 12.00
TOTAL 77.75
CHECK 77.75

01/27/95 01 09:10 0001 5774

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

28652
IDENTIF. # REFERENCE

95 JAN 27 AM 9:11

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 875551