ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Mary W. Trombley		MAP and PARCEL
	Attn: Tax Dept.	
309 Bonnaridge Drive Hermitage, TN 37076	309 Bonnaridge Dr. Hermitage, TN 37076	75-13-179

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 9954 PG 265

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Geneva L. Rainey, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Mary W. Trombley, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Map of Hermitage Hills Subdivision, Section 1, as of record in Plat Book 2900, Page 48 and 49, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 51 fronts 90 feet on the northeasterly side of Bonnaridge Drive and extends back 153 feet on the southwesterly line and 154.4 feet on the northwesterly line, to a dead line in the rear on which it measures 77.8 feet.

Being the same property conveyed Geneva L. Rainey, by quitclaim deed from Forrest Brent Parker, of record in Book 8673, Page 833, Register's Office for Davidson County, Tennessee.

This is property with a common address of 309 Bonnaridge Drive, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2900, Pages 48-49, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 2992, Page 53, as amended in Book 2998, Page 231, said Register's office.

0211 02/22 0101 03CHECK 293.90

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $77,000.00

Affiant

Subscribed and sworn before me this 15th day of February, 1996.

Notary Public

My Commission Expires: 10-14-96

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **15th** day of **February, 1996.**

Geneva L Rainey

Geneva L. Rainey

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 **Geneva L. Rainey, unmarried** , with whom I am personally acquainted, or who 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 **Nashville,** Tennessee, this **15th** day of **February, 1996.**

Lisa D. Fowler

Notary Public
My Commission Expires: 10-14-96

File No. 9602-047

015214

IDENTIFICATION REFERENCE

96 FEB 22 AM 9:04

REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9954 PG 267

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 77000.00
CON TX 284.90
PRFEE 1.00
WDEED 8.00
TOTAL 293.90
CHECK 293.90

02/22/96 01 09:05 0001 0211

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01524174
IDENTIFICATION REFERENCE

96 FEB 22 AM 9:04

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

No. 1008380