BOOK 10020 PG 750

Address New Owner:
Martin Rainone and wife,
Victoria Rainone

2108 Brookstone Drive

Mt. Juliet, TN 37122

Send Tax Bills to:
Leader Federal Bank
for Savings
P. O. Box 1860
Memphis, TN 38101-1860

96 APR 19 AM 9:43
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0172961

Tax Map and Parcel Nos.
Map 61-16
Parcel 199
15DZ-21165

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, a part of which is the assumption of the balance of the amount owing under a Deed of Trust held by Leader Federal Bank for Savings, executed by Billy W. Butterworth, dated February 24, 1987, which **the Grantees herein assume and agree to pay,** I, JOHN LESTER PITTENGER, unmarried, the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **MARTIN RAINONE AND WIFE, VICTORIA RAINONE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land located in DAVIDSON County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in anywise appertaining to the said Grantees, their successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for the year 1996; Any and all Easements, Building Setback Lines, Notes, etc, if any, as may be set forth on the Plan of Kennedy and Graves Subdivision, a Re-Subdivision of part of Lots 40 and 42 as of record in Book 5210, Page 193, Register's Office for Davidson County, Tennessee, and a Deed of Trust of record in Book 7154, Page 857, said Register's Office as hereinabove set forth which Grantees herein assume and agree to pay.

GRANTOR does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 the 16th day of April, 1996.

John Lester Pittenger

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, John Lester Pittenger, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 16th day of April, 1996.

My Commission expires:
5/23/98

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $52,014.64.

Affiant

Sworn to and subscribed before me
this the 16th day of April, 1996.

Deanie L. Gregory
Notary Public

My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

BOOK 10020 PG 752

EXHIBIT "A"

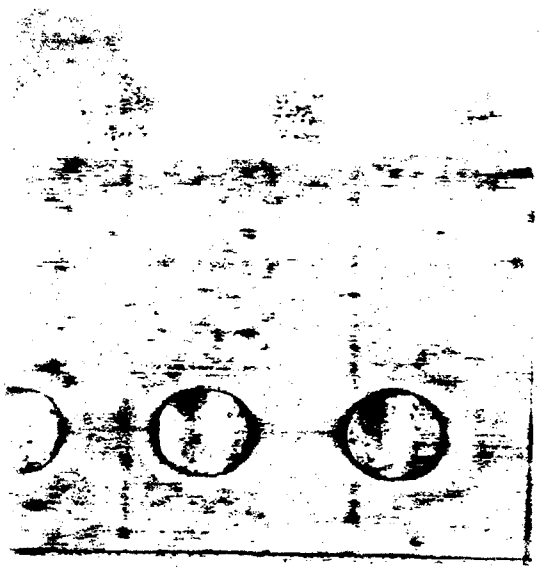
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Kennedy & Graves Subdivision, a Re-subdivision of part of Lots 40 and 42 of record in Book 5210, Page 193, Register's Office for Davidson County, Tennessee.

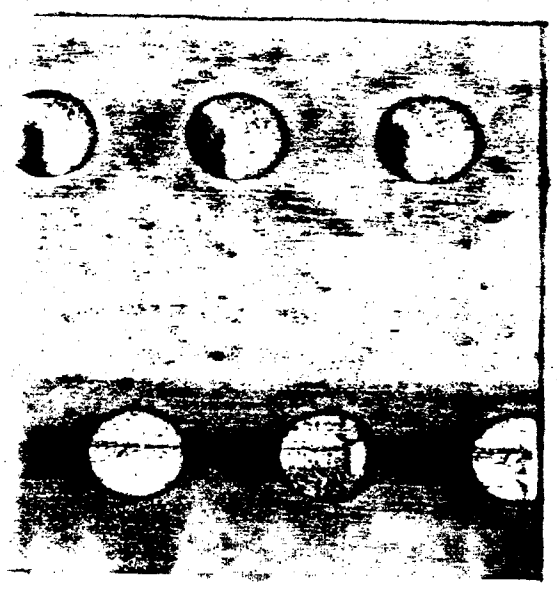
BEGINNING at an iron pin on the southwesterly margin of the aforesaid right-of-way along the southwesterly margin of McAlpine Avenue; thence along said right-of-way, South 59 deg. 36 min. 24 sec. East 54.24 feet to a monument; thence South 23 deg. 00 min. 58 sec. West 242.87 feet to an iron pin in concrete; thence North 14 deg. 19 min. 17 sec. West 78.26 feet to a monument; thence North 6 deg. 31 min. 45 sec. East 62.90 feet to a monument; thence North 23 deg. 00 min. 58 sec. West 120.0 feet to the point of beginning, containing 0.235 acres, more or less.

Being the same property conveyed to John Lester Pittenger and wife, Karen Linn Pittenger by deed from Billy W. Butterworth, unmarried, of record in Book 7324, Page 747, Register's Office for Davidson County, Tennessee. The said Karen Linn Pittenger subsequently conveyed all her right, title and interest in and to the subject property by Quitclaim Deed of record in Book 9066, Page 394, Register's Office for Davidson County, Tennessee.

This is improved property known as 1306 McAlpine Avenue, Nashville, TN 37216

[illegible] 205.46





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10020 PG 753

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 52014.64
MOR TX 192.46
ERRE CO
[illegible] 192.46
PRFEE 1.00
WDEED 12.00
TOTAL 205.46
CHECK 205.46
04/19/96 02 09:44 0001 2231

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0172961
IDENTIF. & REFERENCE

96 APR 19 AM 9:43
REGISTER
DAVIDSON COUNTY, TN.

No. 1030169