Mail

ADDRESS NEW OWNERS and
SEND TAX BILLS:
J. Bruce Rainey and wife,
Anita Rainey
116 Maple Row Blvd
Hendersonville TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER
121 - 8

BOOK 10347 PG 198

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ARNOLD TIPTON, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey to J. BRUCE RAINEY and wife, ANITA RAINEY, as tenants by the entirety, hereinafter called the GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in the 3rd Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated January 10, 1997 and known as Job No. 960350 more particularly described as follows:

Beginning at an iron pin on the northerly margin of Pulley Road, said point of beginning being 2492 feet East of the centerline of McCrory Creek Road, said point of beginning also being 50.00 feet easterly from the southwest corner of the W. C. Wright property of record in Book 204, Page 30, Register's Office for Davidson County, Tennessee; thence, leaving the margin of Pulley Road, North 00 degrees 16 minutes 54 seconds West 209.34 feet to an existing iron pin; thence, South 89 degrees 13 minutes 17 seconds East 264.86 feet to an existing iron pin; thence, South 89 degrees 19 minutes 48 seconds East 154.62 feet to an existing iron pin; thence, South 00 degrees 26 minutes 11 seconds East 209.41 feet to an iron pin set by a fence post on the northerly margin of said Pulley Road; thence, with the northerly margin of Pulley Road, 25 feet from the centerline, North 89 degrees 15 minutes 13 seconds West 420.24 feet to the point of beginning , containing 2.02 acres more or less.

Being part of the same property conveyed to Arnold R. Tipton and wife, Mary Emma Tipton by deed of record in Book 3314, Page 351, Register's Office for Davidson County, Tennessee, and also being the same property conveyed to Arnold R. Tipton and wife, Mary Emma Tipton by deed of record in Book 5067, Page 88, Registers Office for Davidson County, Tennessee. The said Mary Emma Tipton having since died.

The Grantor hereby retains a life estate in said property so long as he continues to use it as his primary residence.

Subject to all restrictions and easements of record.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

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TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the GRANTEES that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

THE GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands on this the 20 day of January, 1997.

Arnold R. Tipton
ARNOLD R. TIPTON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ARNOLD R. TIPTON, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, Tennessee, this 20 day of January, 1997.

NOTARY PUBLIC

My Commission Expires:
1/3/98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $65,000.00.

AFFIANT

Subscribed and sworn to before me, this the 31 day of January, 1997.

NOTARY PUBLIC

My Commission Expires:

97 FEB 11 PM 2:12
0272318
IDENTIF. & REFERENCE

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

FEE 3552 0211 0101 CHECK 249-50



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

RECEIVED OF _____

FOR _____

BOOK 10347 PG 200

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 65000.00
				CON TX 240.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 249.50
				CHECK 249.50
			02/11/97 01	14:16 0001 5552

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0272318
IDENTIF. # REFERENCE

97 FEB 11 PM 2:12

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

No. 1116028