BOOK 10353 PG 441

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February 1997

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| A. Carl Rainey, III (NAME) | North American Mortgage Company (NAME) | 142-05-B-49CO |
| 8300 Sawyer Brown Road, H-308 (ADDRESS) | 3883 Airway Drive (ADDRESS) | 09D-65151 |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | Santa Rosa, CA 95403 (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, Billy H. Teal and wife, Reba Burgess Teal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. Carl Rainey, III, married, and Lois Rainey, unmarried

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:

A certain condominium apartment in Davidson County, TN, BEING Unit No. H-308, together with the carport designated No. H-308-C in amended Section 3 on the Plan of River Plantation Condominiums, a Horizontal Property Regime, of record in Book 4675, pages 75-77, Revised in Plat Book 4675, pages 103-105 and amended in Book 6231, page 156, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Billy H. Teal and wife, Reba Burgess Teal, by deed from Charles J. Elwell, Executor of the Estate of Mable W. Elwell, deceased, of record in Book 9940, Page 359, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1997 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 4675, page 75-77, Revised in Book 4675, pages 103-105, amended in Book 6231, page 156; Master Deed of record in Book 4784, page 464; By-Laws in Book 4784, page 482; Waiver of exclusive of rights in Book 5840, page 663; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 8300 Sawyer Brown Road, H-308, Nashville, TN 37221
(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 s this 21st day of February 19 97

Billy H. Teal

Reba Burgess Teal

STATE OF TENNESSEE
COUNTY OF

BOOK 10353 PG 442

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy H. Teal and wife, Reba Burgess Teal

the bargainor ~~2~~ 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 Brentwood Tennessee, this 21st day of February 1997

Commission expires _____

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed 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

9565 02/25 0101 03CHECK 472.05

# WARRANTY DEED

## FROM

Billy H. Teal and wife, Reba Burgess Teal

## TO

A. Carl Rainey, III and Lois Rainey

## RETURN TO:

GREGORY S. PERRONE
ATTORNEY • AT • LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

IDENTIF. + REFERENCE 027600?

97 FEB 25 AM 9:48

WILLIAMSON COUNTY, TN.

# OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10358 PG 443

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CASH | 126500.00 |
| | | | CON TX | 468.05 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 477.05 |
| | | | CHECK | 477.05 |
| 02/25/97 | | 01 | 09:50 0001 | 9565 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0276007
IDENTIF. & REFERENCE

97 FEB 25 AM 9:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.