BOOK 10567 PG 541 Box1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00

Charles Talton Rains
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 1997.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Talton Rains	Southeastern Mortgage of Tennessee, Inc.	176-5A-84
(NAME)	(NAME)	
6645 Shadyview Drive	115 29th Ave. South	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville,Tennessee 37212	
(CITY) (STATE) (ZIP)	(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, **W. L. BAINBRIDGE, INC.** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES TALTON RAINS AND WIFE TERESA L. RAINS** 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:

Land in Davidson County, Tennessee, being Lot No. 287 on the Plan of Hickory Woods Section C of record in Plat Book 6900, Page 885-887, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to W. L. Bainbridge, Inc. by deed of record in Book 10417, Page 160, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record. 4791 08/13 0101 03CHECK 463.73

This is improved (X) property, known as 6645 Shadyview Drive, Antioch, TN 37013
(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 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 hands this 6th day of August, 1997.

W. L. Bainbridge, Inc.
By: W. L. Bainbridge
W. L. Bainbridge, President

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, personally appeared W. L. Bainbridge and with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the President and, respectively, of the W. L. Bainbridge, Inc., the within-named bargain, and corporation, and that they as such President and, being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said W. L. Bainbridgeas such President, and attesting the same by the said as such.

Witness my hand and official seal at Antioch , Tennessee this 6th day of August, 1997

Commission expires: October 9, 1999

Lori Holloway Notary Public

97 AUG 13 AM 10:12
FELIX Z. DAVIDSON COUNTY, TN. R.M.

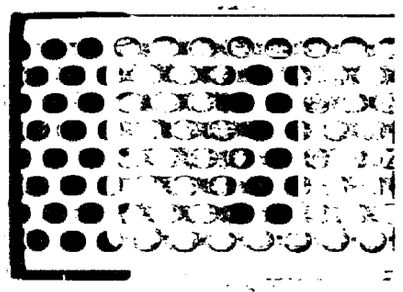
IDENTIF. ↑ REFERENCE 0337136

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10567 PG 542

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

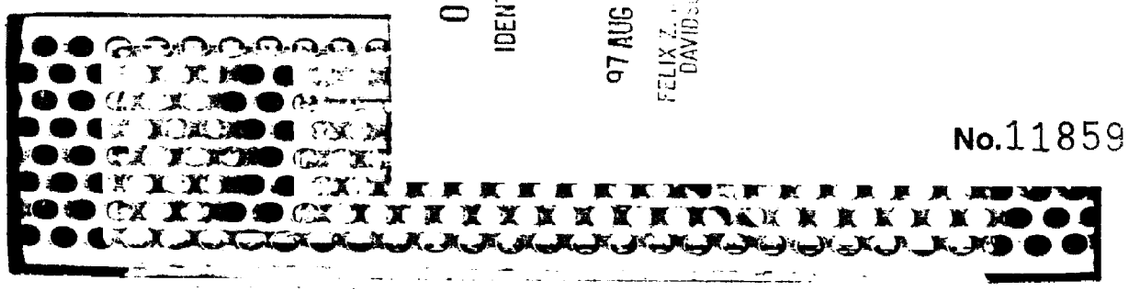
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 122930.00
MOR TX 454.73
ERR CO
MOR TX 454.73-
CON TX 454.73
PRFEE 1.00
~~MBEED 2.00~~
~~TOTAL 463.73~~
CHECK 463.73
08/13/97 01 10:18 0001 6391

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0337136
IDENTIF. # REFERENCE

97 AUG 13 AM 10:15
FELIX Z. WILSON, II REGISTER
DAVIDSON CO. TN.



No.1185962