WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Lincoln & Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $72,500.00.

Antoinette E. Rains
Affiant

Sworn to and subscribed before me on this the 29th day of August, 1997.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 3-27-99

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
Antoinette E. Rains
802 Cleves Street
Old Hickory, TN 37138

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 44-15-161

5674 09/05 0101 02CHECK 277.25

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, **RONALD G. RAINS and wife, JANE G. RAINS,** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **ANTOINETTE E. RAINS,** unmarried, hereinafter called GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 247 on the Plan of Village of Old Hickory, Section "A", of record in Book 1428, page 68, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 247 fronts 53 feet on the westerly margin of Cleves Street and extends back 88.1 feet on the northerly line, and 88 feet on the southerly line to a line in rear measuring 53 feet thereon.
>
> Being the same property conveyed to Ronald G. Rains and wife, Jane G. Rains, by deed from Ed F. McDonald and wife, Irma Jewell McDonald, of record in Book 6712, page 948, Register's Office for Davidson County, Tennessee.

This is improved property known as 802 Cleves Street, Old Hickory, Tennessee, 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and we do covenant with the said GRANTEE 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, except as follows:

1) 1997 Davidson County taxes have been prorated and will be paid by the Grantee when due.

2) Plan of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee.

And GRANTORS do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 29th day of August, 1997.

Ronald G. Rains
RONALD G. RAINS

Jane G. Rains
JANE G. RAINS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, RONALD G. RAINS and JANE G. RAINS, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 29th day of August, 1997.

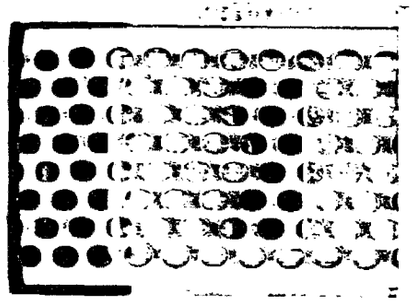
Charles A. Cron
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE CHARLES A. CRON

My Commission Expires: March 27, 1999

034581 7
IDENTIF. & REFERENCE

97 SEP -5 PM 2:58
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

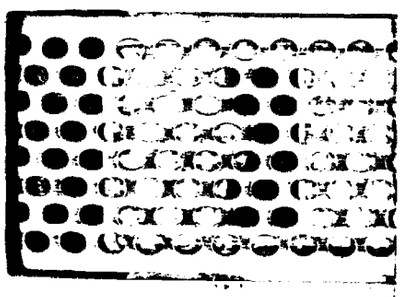
FOR _____

BOOK 10599 PG 15

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
			DMVT	~~12500.00~~
			CON TX	268.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	277.25
			CHECK	277.25
09/05/97	01		15:01 0001	5674

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0345817
IDENTIF. # REFERENCE

97 SEP -5 PM 2:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1195144