FILE BOX 45

BOOK 10804 PG 894

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 66,199.36

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF February 19 98

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kerry Couch (NAME)	Star Bank Mortgage (NAME)	MAP 108-16
9831 Concord Road (ADDRESS)	P.O. Box 20005 (ADDRESS)	PARCEL 226
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Owensboro, KY 42304 (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, Martin Rainone and wife, Victoria J. Rainone

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kerry Couch and wife, Lisa Couch

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. 170A of the Zone Lot Division of Lots 164 through 171, on the Plan of Percy Priest Woods, Section 4, of record in Plat Book 6250, Page 901, amending Plat Book 6250, Page 356, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Martin Rainone and wife, Victoria J. Rainone by deed from Harry Vance, of record in Book 9073 Page 900, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5984, Page 865; Book 6020, Page 270; Book 6556, Page 612; Plat Book 6250, Page 901; and Book 10420, Page 228, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by James Dean Wilson, unmarried and Robert E. LaBrec and wife, Ithaca S. LeBrec, to Stephen R. Josleyn, Trustee, for CityFed Mortgage Company, dated September 17, 1986, and filed for record in Book 6986, Page 423, Register's Office for said County, with an unpaid principal amount of approximately $54,949.36, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 917 Hammack Drive, Nashville, TN 37214
(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 20th day of February, 19 98

Martin Rainone

Martin Rainone

Victoria J. Rainone

Victoria J. Rainone

FILE BOX 45

BOOK 10804 PG 895

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin Rainone and wife, Victoria J. Rainone

the bargainor S, 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 Nashville, Tennessee, this 20th day of February 19 98

Commission expires March 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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, execute 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

0403622

IDENTIFICATION REFERENCE

98 FEB 23 PM 1:59

6526 02/23 0101 03CHECK 253

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

RECEIVED OF _____

FOR _____

BOOK 10804 PG 896

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 66199.36
CON TX 244.94
PRFEE 1.00
WDEED 8.00
TOTAL 253.94
CHECK 253.94

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0403622
IDENTIF. & REFERENCE

98 FEB 23 PM 1:59

DAVIDSON COUNTY, TN

No. 1257008