BOOK 10847 PG 971

Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Danny L. Talley, et ux 1933 Pinehurst Dr. Nashville, Tn. 37211	Same as New Owner	Map 71-3 Parcel 110 Field Book 12DZ 05755

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MICHAEL W. RAINES, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto DANNY L. TALLEY and wife, SYLVIA G. TALLEY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at an iron pin in the north right of way margin of Kingston Street and being the common corner of Lots No. 173 and 172 on the map of J. B. Haynie's Oriental Subdivision of record in Plat Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee; thence leaving road and running with said common line N 05 deg. 00 min. E 140.00 feet to an iron pin; thence, S 85 deg. 00 min. E 90.00 feet to a point 10 feet west of the original northeast corner of Lot No. 172 of said subdivision; thence, S 05 deg. 00 min. W 140.00 feet to a pin in the north margin of Kingston Street; thence with said margin N 85 deg. 00 min. W 90.00 feet to the point of beginning.

BEING the same property conveyed to Michael W. Raines by deed from Sue Holton of record in Book 8656, page 82, Register's Office for Davidson County, Tennessee.

The mailing address for the above described property is 121 Kingston Street, Nashville, TN 37207.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

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1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Any and all matters as they may appear on the plan of record in Book 161, pages 26 and 27, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my 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.

Joinder of Spouse: AMY RAINES, wife of MICHAEL W. RAINES, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on this the 19th day of March, 1998.

"GRANTORS"

Michael W. Raines
MICHAEL W. RAINES

Amy Raines
AMY RAINES

"GRANTEES"

Danny L Talley
DANNY L. TALLEY

Sylvia G. Talley
SYLVIA G. TALLEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL W. RAINES and wife, AMY RAINES, and DANNY L. TALLEY and wife, SYLVIA G. TALLEY, 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, at office, this the 19th day of March, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Danny L Talley
Affiant

Sworn to and subscribed before me, this the 19th day of March, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

98 MAR 20 PM 2:43

04150 20
IDENTIFICATION REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 10847 PG 973

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00

03/20/98 01 14:41 0001 8843

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

041502O
IDENTIF. # REFERENCE

98 MAR 20 PM 2:43

REGISTER
DAVIDSON COUNTY, TN.

No. 1269185