THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Terry R. Chapman
1210 Currey Road
Nashville, Tennessee 37217

MORTGAGEE:
NONE

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 95-14
Parcel 71

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Brenda K. Rainey, a single person,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Terry R. Chapman, married,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 17 on the Plan of Elm Hill Acres, Section One, as of record in Book 2331, page 67, Register's Office for Davidson County, Tennessee, and more particularly described: Said Lot No. 17 fronts 75 feet on the northerly side of Elm Hill Pike and runs 231 feet on the West line and 245.8 feet on the east line, which is a broken line to a dead line in the rear, measuring 20 feet thereon.

Being the same property conveyed to Jerry H. Rainey and wife, Brenda K. Rainey, by virtue of a deed from Lee E. Putnam and George L. Thomas, III, as of record in Book 4484, page 845, Register's Office for Davidson County, Tennessee. The said Jerry H. Rainey died on July 20, 1997, leaving Brenda K. Rainey as the surviving tenant by the entirety.

The said Brenda K. Rainey and Brenda Kay Rainey are one and the same.

This is improved property known as 2110 Elm Hill Road, Nashville, Tennessee 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements, covenants and conditions as shown on the Plan of record in Book 2331, page 67, Register's Office for Wilson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 22nd day of January, 1999.

Brenda K. Rainey
BRENDA K. RAINEY

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BRENDA K. RAINEY**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 22nd day of January, 1999.

NOTARY PUBLIC

My Commission Expires: 10/20/99

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $65,000.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of January, 1999.

NOTARY PUBLIC

My Commission Expires: 10/20/99

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

054 1937

IDENTIF. & REFERENCE

99 JAN 28 PM 1:14

WILL GRANGER REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

8284 01/28 0101 03CHECK 251.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11315 PAGE 355

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

054/937
IDENTIF. A REFERENCE

99 JAN 28 PM 1:14

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	251.50
CHECK	251.50

01/28/99 01 13:13 0001 8284

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417675