FBI?
JLR

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 11497 PG. 305

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 19 99

Notary Public

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack D. Rainey	~~Nashboro Bank~~	130-7/6
(NAME) 1605 Tynewood Drive ~~4412 Sheppard~~	(NAME) (same)	
(ADDRESS) Nashville, Tennessee 37215 ~~37205~~	(ADDRESS)	
(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, Estate of John S. Fletcher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack D. Rainey and Scott Haley

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 the 7th Civil District of said County in the City of Belle Meade, being the southwesterly part of lot no. 14 on the plat of a subdivision of lots nos. 12 and 13 and re-subdivision of lots nos. 10 and 11 of Belle Meade, Plan No. 2 as of record in Book 421 page 112, Register's Office for said County, described as follows: Beginning on the easterly margin of Cherokee Circle at the northwest corner of the property conveyed to John S. Fletcher and wife by deed from Elizabeth R. Robinson and husband of record in Book 1113, page 132 said Register's Office, being also the corner of lots Nos. 7 an 14; thence with the line between said two lots, eastwardly 120 feet to a point 10 feet west of the northwest corner of lot No. 6; thence with the line of a projection of a line which is 30 feet west of the southwest corner of lot No. 6 and 10 west of the northwest corner of lot no. 6 northwardly 24 feet;thence westwardly and parallel with the line between lots nos. 7 and 14, 122 feet, more or less to the beginning.

Being part of the property conveyed to John Fletcher and wife Gertrude Fletcher by deed from H. Grady Black and wife Eloise Allen Black as of record in Book 1759, page 473, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in Book 412, page 357 book 475,page 458, book 576,page 227 and as modified by an agreement of record in book 674, page 710 and also restrictive covenants in book 919, page 343, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4412 Sheppard Place, Nashville, Tennessee 37205
(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 my hand this 26th day of May, 19 99

Estate of John S. Fletcher
By: R. Whitworth Fletcher, Grantor
R. Whitworth Fletcher, Executor

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 R. Whitworth Fletcher, Executor of the Estate of John S. Fletcher

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of May, 1999.

Commission expires 5-14-03

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared R. Whitworth Fletcher and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executor and _____ respectively of the Estate of John S. Fletcher the within named bargainor, and corporation, and that he as such Executor 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 R. Whitworth Fletcher as such Executor, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 26th day of May 19 99.

My commission expires _____

Notary Public

05920082

RECEIVED FOR REFERENCE

99 MAY 27 PM 2:00

REGISTER
DAVIDSON COUNTY, TN.

1435 05/27 0101 03CHECK 1842

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11497 PG. 307

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

0592082

IDENTIFICATION REFERENCE

99 MAY 27 PM 2:00

REGISTER
DAVIDSON COUNTY, TN.

CAMT	495000.00
CON TX	1831.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1842.50
CHECK	1842.50

05/27/99 01 14:03 0001 1485

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466058