PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 41089
Dav. Co. File: Box 8

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BOOK 11570 PAGE 754

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kevin J. Esval Audra Esval 150 Windsor Drive Nashville, TN 37205	First Union 1410 Commonwealth Drive Wilmington, NC 28403

TAX MAP-PARCEL NUMBERS: 130-1-91

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 364,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jack Rainey, ~~Sr.~~ JR. and spouse, Karen P. Rainey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin J. Esval and spouse, Audra Esval,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 149 and the easterly 56 feet of Lot No. 150 on the Plan of Bransford Realty Co's Belle Meade Golf Links Subdivision, as shown on plat of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, to which plat reference is hereby made for a more particular description.

SAID property fronts 96 feet on the northerly margin of Windsor Drive and extends back between parallel lines, 200 feet to a dead line.

BEING the same property conveyed to Karen P. Rainey by deed from Joseph Patrick Murphy and wife, Mary Margaret Murphy of record in Book 9387, page 53, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The mattters set out on the Plan of record in Plat Book 421, Page 94 & 95, said Register's Office.

This is improved property, known as: 150 Windsor Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is

unencumbered, unless otherwise herein set out. BOOK 11570 PAGE 755

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of July, 1999.

Jack Rainey ~~Sr.~~ JR. **Karen P. Rainey**

State of Tennessee
County of Davidson

On this 12th day of July, 1999, before me the undersigned authority, personally appeared **Jack Rainey, ~~Sr.~~ JR.** and **Karen P. Rainey**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 364000.00

Affiant

Sworn and subscribed before me on the 12th day of July, 1999.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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IDEXING & REFERENCE

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BOOK 11570 PAGE 756

CK NO
3[illegible]0.00
TOTAL 1348.50
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 1357.50
CH CK 1357.50

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1490239