Prepared by:
Lassiter, Tidwell & Hil[illegible]
Attorneys at Law
428 Wilson Pike, [illegible]
Brentwood, TN [illegible]27

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

My Commission Expires
1-29-2000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $79,000.00

X _____
Affiant

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

_____
Notary Public
My commission expires: 01/29/00

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian L. Rainer 814 Richards Road Antioch TN 37013	Tucker Federal Bank d/b/a P.O. Box 211788 Augusta, GA 30917-1788	148-12-132

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Connie L. Kay, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brian L. Rainer hereinafter called the Grantees their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, TN, being Lot No. 119 on the Plan of Section Three, Hazelwood, of record in Book 3842, Page 23, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Carole Freeman Sprague and Connie L. Kay, both unmarried, by deed from Rembert B. Woodroof, Jr. and wife, Jane E. Woodroof of record in Book 5538, Page 547, Register's Office for Davidson County, Tennessee. Being further conveyed to Connie L. Kay, unmarried, by Quitclaim Deed from Carole Freeman Sprague of record in Book 6068, Page 81, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 814 Richards Road, Antioch, Tennessee 37013

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 successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves and our heirs successors and assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of October, 1999.

_____
Connie L. Kay

99 OCT 22 PM 3:37

0614 9538

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Connie L. Kay with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purpose therein contained

Witness my hand, at office in Brentwood, Tennessee, this 22nd day of October, 1999.

Notary Public

My Commission expires: 01/29/00

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

My Commission Expires
1-29-2000

3008 10/22 0101 03CHECK 303.30

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11714 PAGE 444

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

0649538

99 OCT 22 PM 3:37

CAMT	79000.00
CON TX	292.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	303.30
CHECK	303.30

10/22/99 01 15:40 0001 3008

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1530798