STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 1999.

Notary Public

MY COMMISSION EXPIRES: September 8, 2001

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 340, Brentwood, TN 37027

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Suzanne M. Ravgiala | First Trust Mortgage Co. | 102-8-6 |
| (NAME) | (NAME) | |
| 6445 Charlotte Road Circle | P.O. Box 17257 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37209 | Memphies,, TN 38187-0257 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, ANN B. RAINEY, A WIDOW, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto SUZANNE M. RAVGIALA AND BRIAN G. LOWERYAS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, , hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved( X ) property, known as 6445 Charlotte Road Circle, Nashville, TN 37209
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 28th day of October, 1999.

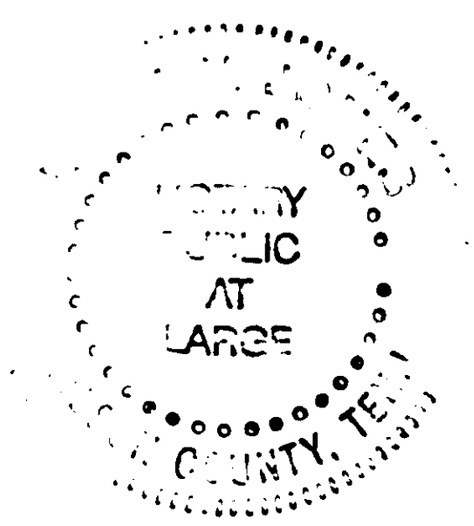
Ann B Rainey
**Ann B. Rainey**

RECEIVED
1999 OCT 29 AM 10:33
REGISTER
DAVIDSON COUNTY, TN.
10/29 0101 03CHECK 533.00
0951839
REFERENCE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28TH day of October, 1999, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann B. Rainey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of October, 1999.




Notary Public
My Commission Expires:

Land in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 6 on the Plan of Horton Heights, Section I, of record in Book 2133, page 28, Register's Office for said County.

Said Lot No. 6 fronts a total of 117.2 feet on the southeasterly margin of an access road which lies immediately to the southeast of Charlotte Pike; said lot extends back 337.4 feet on the northeasterly side and 344 feet on the southwesterly side to a dead line in the rear measuring 123 feet.

Being the same property conveyed to William J. Rainey and Ann B. Rainey, husband and wife, by Warranty Deed of record in Book 9239, page 639, of the Register's Office of Davidson County, Tennessee **William J. Rainey having since died.**

Subject to any and all matters as shown on plat of record in Book 2133, page 28 of the Register's Office of Davidson County, Tennessee subject to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

# 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 |

0651839

REFERENCE

99 OCT 29 AM 10:33

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11722 PAGE 255

| | |
|---|---|
| CAMT | |
| | 140000.00 |
| CON TX | 518.00 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 533.00 |
| CHECK | 533.00 |

10/29/99 01 10:37 0001 5429

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1533191