PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 03/23/01 12:23 2pgs
Fees:11.00 Taxes:629.00
20010323-0028192

W & I Ref: (st) Title No: 42200
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Benjamin T. Jordan III Christine Jordan 3502 General Bate Drive Nashville, TN 37204	Southtrust Mortgage Corporation 210 Wildwood Parkway Birmingham, AL 35209

TAX MAP-PARCEL NUMBERS: 118-09-226

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 170,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patrick L. Rains and spouse, Teresa F. Rains,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin T. Jordan III and spouse, Christine Jordan,** 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 northerly part of Lot No. 5 of the Map of the First Addition to Woodmont Boulevard Section of Marengo Park, of record in Book 974, Page 83, Register's Office for said County and described as follows:

Beginning at an iron pin in the east margin of Gen. W. B. Bates Drive now known as (General Bate Drive) at the corner of Lots Nos. 4-N and 5-N of said subdivision thence with the line between said lots easterly, 142.7 feet to a concrete monument set at the common corner of said lots and lot no. 3-N in the centerline of the Terminus of a 20 foot easement for public utilities; thence with the centerline of said easement along the line between Lots Nos. 3-N and 5-N southeasterly 110 feet to a point; thence southwesterly along the line of Lot No. 5-N, 27 feet, more or less, to a point at the northeasterly corner of the property conveyed to W.K. Powers and wife, by deed from Samuel Link and wife, of record in Book 1238, page 214, said Register's Office; thence along Powers north line northwesterly to the easterly margin of General W. B. Bates Drive at an iron pin, the common corner of Lots Nos. 5-N and 6-N; thence with the margin of said Gen. W.B. Bates Drive in a northerly direction around a slight curve 80 feet to the point of beginning.

Together with as an appurtenance hereto, that certain easement for joint driveway purposes of record in Book 5642, page 77, said Register's Office.

Being the same property conveyed to Patrick L. Rains and wife, Teresa F. Rains by deed from Valerie L. Van Eaton, unmarried of record in Book 10469, Page 866, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 974, Page 83, said Register's Office, which Plan shows a 30 foot minimum building setback line from Gen. W.B. Bates Drive and a 10 foot easement for public utility purposes along the broken rear line(s) of said lot.

This is improved property, known as: 3502 General Bate Drive, Nashville, TN 37204

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.

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 15th day of March, 2001.

Patrick L. Rains **Teresa F. Rains**

State of Tennessee
County of Davidson

On this 15th day of March, 2001, before me the undersigned authority, personally appeared **Patrick L. Rains** and **Teresa F. Rains**, 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: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

Notary Public

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: $ 170,000.00

Affiant

Sworn and subscribed before me on the 15th day of March, 2001.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

Notary Public