PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *wilkinsandivey@bellsouth.net*

W & I Ref: (st) Title No: 42629
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/25/01 16:53 3pgs
Fees:15.00 Taxes:314.50
20010625-0067214

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Kathryn Mikell Lucus<br>Mary Thompson Lucus<br>2116 Hobbs Road Unit E-6<br>Nashville, TN 37215 | Union Planteres Bank<br>2019 Richard Jones Road, Ste. 300<br>Nashville, TN 37215 |

**TAX MAP-PARCEL NUMBERS: 131-2-A-25**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 85,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cheryl Lee Rainey Billante, Gene E. Rainey and spouse, Dorma Lee Rainey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathryn Mikell Lucus and Mary Thompson Lucus, as joint tenants with rights of survivorship** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. E-6 of Hobbs House Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4595, Page 74, and amended in Book 5200, Page 54, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Cheryl Lee Rainey, Gene E. Rainey and Dorma Lee Rainey, Joint Tenants with Right of Survivorship by deed from Lori Michelle Adelson and husband Stephen Z. Plotkin of record in Book 6961, Page 831, Register's Office for Davidson County, Tennessee.The said Cheryl Lee Rainey has since married.

**Description Reference:** Described from information contained in recorded condominium documents.

Joseph Mark Billante, spouse of Cheryl R. Billante, joins in conveying any interest he may have in subject property.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4595, Page 74 and amended in Book 5200, Page 54, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5289, Page 515, Book 5292, Page 958, Book 5293, Page 612, Book 7802, Page 299, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters

This instrument is executed on behalf of Gene E. Rainey and Dorma Lee Rainey by Cheryl R. Billante as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

**This is improved property, known as:** 2116 Hobbs Road Unit E-6, Nashville, TN 37215

**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 21st day of June, 2001.

Gene E. Rainey

**Gene E. Rainey, By: Cheryl R. Billante, Atty-In-Fact**

Dorma Lee Rainey

**Dorma Lee Rainey, By: Cheryl R. Billante, Atty-In-Fact**

Cheryl Lee Rainey Billante

**Cheryl Lee Rainey Billante**

**Joseph Mark Billante**

**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: $ 85,000.00

Affiant

Sworn and subscribed before me on the 21st day of June, 2001.

Notary Public

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

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 **Cheryl R. Billante**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Gene E. Rainey** and **Dorma Lee Rainey**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of June, 2001.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

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**EXHIBIT "A"**
**To**
**WARRANTY DEED**

**FROM: Cheryl Lee Rainey Billante, Gene E. Rainey and Dorma Lee Rainey**

**TO: Kathryn Mikell Lucus and Mary Thompson Lucus**

# A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saieth not.

**Cheryl R. Billante, Affiant**

Sworn to and subscribed before me this
21st day of June, 2001.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004