WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/02 15:51 2pgs
Fees:13.00 Taxes:240.50

20020103-0001310

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JUSTIN K. TATE-JOHNSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENN. My Commission Expires Dec. 19, 2004

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 750 Old Hickory Blvd., Suite 165, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas R. Rainey (NAME)	HomeTown Mortgage Services, Inc. (NAME)	MAP 53.03
1309 Overton Street (ADDRESS)	5510 Highway 280 S, Suite 203 (ADDRESS)	PARCEL 219.00
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Birmingham, AL 35242 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Alice Burke, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas R. Rainey and Kelly Rainey, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being more particularly described as follows:

TRACT ONE: BEING Lot No. 141, Section B, Village of Old Hickory, as shown by plan filed for record on 7/16/48 in Book 1424, Page 67, Register's Office for Davidosn County, Tennessee, to which plan reference is hereby made for a more particular description.

TRACT TWO: BEING described as the southerly 7 feet of Lot No. 140 on the Plan of Village of Old Hickory, Section E, as of record in Book 1424, Page 67, Register's Office for said County. Said part of Lot No. 140 fronts 7 feet on the easterly side of Overton Street and extends back between parallel lines 86.9 feet to a dead line measuring 7 feet thereon.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 1309 Overton Street, Old Hickory, TN 37138.

TRACT ONE BEING the same property conveyed to Alice Burke by Executor's Deed dated 6/18/01 of record as Instrument No. 20010618-0064227, Register's Office for Davidson County, Tennessee.

TRACT TWO BEING the same property conveyed to Alice Burke by deed dated 6/18/01 of record as Instrument No. 20010618-0064226, Register's Office for said county.

unimproved ( )
This is improved (X) property, known as 1309 Overton Street, Old Hickory, Tennessee 37138
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 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 21st day of December, 2001

Alice M. Burke

Alice Burke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alice Burke

the bargainor _____, 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 Brentwood, Tennessee this 21st day of December, 2001.

Commission expires _____

JUSTIN K. TATE-JOHNSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires Dec. 19, 2004

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public