Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/09/02 12:43 2pgs
Fees:13.00 Taxes:703.00

20020909-0108884

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2002.

Notary Public

MY COMMISSION EXPIRES: 9 Nov 04

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew A. Raines	Wells Fargo Home Mortgage Inc	118-10-132
(NAME) Drive AR 3412 Springbrook ~~Road~~	(NAME) 7485 New Horizon Way	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Frederick MD 21703	
(CITY) (STATE) (ZIP)	(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,

JOSEPH W. ALTON IV AND WIFE, EMELIE ALTON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANDREW A. RAINES AND WIFE, SHARON C. RAINES,

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 Lot No. 73 on the Plan of Pleasant Valley, as of record in Plat Book 1424, page 63, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph W. Alton IV and wife, Emelie Alton, by Deed from Kevin L. Propst and wife, Kim Propst, of record in Instrument No. 20010403-0031901, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Joseph W. Alton, IV and wife, Emelie Alton, by Tonna Heath, 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 CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as Drive AR 3412 Springbrook ~~Road,~~ Nashville, TN 37204

(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/our hand(s) this 30th day of August, 2002.

Joseph W. Alton IV by Tonna Heath, Attorney in Fact attorney in fact

Joseph W. Alton IV by Tonna Heath, Attorney in Fact

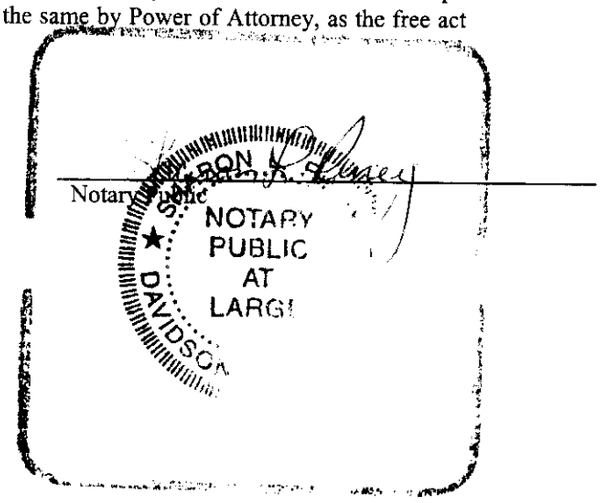
Emelie Alton by Tonna Heath, Attorney in Fact

Emelie Alton by Tonna Heath, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Tonna Heath, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Joseph W. Alton, IV and Emelie Alton, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Joseph W. Alton, IV and Emelie Alton.

WITNESS my hand and Notarial Seal this 30th day of August, 2002.



Notary Public

My Commission Expires

5-28-03