This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.

211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
Rick A. and Mindy W. Raines
1138 Warrior Dr.
Franklin, TN 37064

SEND TAX BILL TO:
Owner

MAP **81-6**
GROUP
PARCEL **121**

Davidson County DEEDWARR
Recvd: 02/11/03 14:21 2pgs
Fees:13.00 Taxes:155.40
20030211-0018832

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Charles E. Robinson,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Rick A. Raines and wife, Mindy W. 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:

Being Lot No. 5 on the Plan of Cumberland Gardens, Section V, as recorded in Book 3300, Page 37, Register's Office for said County.

Said Lot No. 5 fronts 28 feet on the north side of Jenkins Court, as measured around a curve, and extends back 120.9 feet on the east line and 95.5 feet on the west line to the rear on which it measures 104.4 feet.

Being the same property conveyed to Charles E. Robinson, by deed from Sarah G. Robinson, dated October 13, 1966, of record in Book 4070, Page 898, Register's Office for Davidson County, Tennessee.

Ruth B. Robinson, spouse of Charles E. Robinson, hereby joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Charles E. Robinson.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.

2. Subject to restrictive covenants contained in an instrument of record in Book 3340, page 125, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

3. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 3300, page 37, said Register's Office.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 3300, page 37, Register's Office for Davidson County, Tennessee.

5. Shall not provide any insurance as to the exact acreage or quantity of land contained in the insured tract.

6. Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

This is improved property known as 2618 Jenkins Ct., Nashville, Tennessee 37208.

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,

GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 our hands this the 10th day of February, 2003.

Charles E. Robinson

Ruth B. Robinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Charles E. Robinson** and **Ruth B. Robinson** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of February, 2003.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires
September 13, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $42,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of February, 2003.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires
September 13, 2003