3 1B
H+A

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer
or value of property (whichever is greater)
is $53,000.00. This is equal to or greater than the
property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
this 9th day of March, 2004.

Notary Public
My Commission Expires: March 26 2005

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 03/10/04 16:22 4pgs
Fees:23.00 Taxes:196.10
20040310-0027863

ADDRESS NEW OWNER:
103 General Jackson Lane
Hermitage, TN 37076

SEND TAX BILL TO:
SAME

Map: 64-16-A, Parcel: 103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MICHAEL WAYNE HALEY and MARILYN J. HALEY, his wife, hereinafter the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto PATRICK RAINS, a single man, RONALD G. RAINS and JANE G. RAINS, his wife, as joint tenants with the right of survivorship, hereinafter the GRANTEES, their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 103 General Jackson Lane, Hermitage, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

SEE ATTACHED EXHIBIT "B" AND INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs, successors, representatives and assigns, forever; GRANTORS do further covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 9th day of March, 2004.

GRANTORS:

Michael Wayne Haley

Marilyn J. Haley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Michael Wayne Haley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of March, 2004.

Notary Public

My Commission Expires: March 26, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Marilyn J. Haley, the within named 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, at office, this 9th day of March, 2004.

Notary Public

My Commission Expires: March 26, 2005

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 103 on the Plat of Jackson Meadow, Phase I, Section I, of record in Plat Book 5200, Page 362, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit, together with an undivided interest in all common areas.

Being the same property conveyed to Michael Wayne Haley by Warranty Deed from Leonard Primm, Trustee of record in Book 6333, Page 6, Register's Office for Davidson County, Tennessee

EXHIBIT "B"
EXCEPTIONS

1. City and/or County Taxes for the year 2004 and subsequent years: A lien, not yet due or payable.

   Map: 64-16-A Parcel: 103

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, convenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Jackson Meadow, of record in Book 7433, page 236, as amended in Book 7434, Page 642, Register's Office for Davidson County, Tennessee.
3. Rights of way for underground utilities.
4. Rights of others in and to the use of the common areas.
5. Existing easements for public roads and public utilities now in use.
6. All special assessments as set forth in the Master Deed establishing Horizontal Property Regime of Jackson Meadows of record in Book 7433, Page 236 and amended in Master Deed of record in Book 7434, Page 642, Register's Office for Davidson County, Tennessee. .
7. Storm Water Detention Agreement of record in Deed Book 5851, Page 544, Register's Office for Davidson County, Tennessee.
8. Deed of Termination of Horizontal Property Regime of Jackson Meadow recorded December 23, 1987 in Book 7433, Page 203, Register's Office for Davidson County, Tennessee.
9. By-Laws of Jackson Meadows Condominium Association, Inc. of record in Book 7433, Page 282, Register's Office for Davidson County, Tennessee.
10. Articles of Amendment to the Charter of Jackson Meadow Homeowners' Association, Inc. of record in Book 8205, Page 138, Register's Office for Davidson County, Tennessee.
11. Plan of record in Plat Book 6900, page 527, Register's Office for Davidson County, Tennessee.