(1)

Realty Title 07
48 A

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $122,000.00.

Jerry W. Raines
Affiant

Subscribed and sworn to before me, This 15th day of April, 2004.

Notary Public

My Commission Expires: 10/2/07

DONNA A. SPERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 04/19/04 14:19 2pgs
Fees:13.00 Taxes:451.40

20040419-0044165

Address New Owner	Send Tax Bills to:	Map-Parcel
Jerry W. Raines	Countrywide Home Loans	119-15-006
155 Tallwood Drive	3011 Armory Dr. Suite 120	
Nashville, TN 37211	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Frank L. Wilson hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jerry W. Raines and wife, Marie S. Raines, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

TRACT No. 1
Being part of Lot No. 1 on the Plan of Southlake, Section III, as of record in Book 2331, Page 97, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of Southlake Drive at the southeast corner of a part of Lot No. 1 conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from George S. Foster, et al; thence with the southern boundary line of said Metropolitan Government property and right-of-way line of Briley Parkway westwardly 108 feet, more ore less, to a point; thence continuing with said right of-way southwardly 20 feet to a point on the line between Lot Nos. 1 and 2 in said subdivision; thence with same, southeastwardly 95 feet to the westerly margin of said Southlake Drive; thence with same northeastwardly 93 feet to the beginning.

TRACT No. 2
Being the southerly part of Lot No 2 on the Plan of Southlake, Section III, as of record in Book 2331, Page 97, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Southlake Drive at the southeast corner of Lot No. 3 on said plan; thence with the northerly margin of said drive, eastwardly 150 feet to the southwest corner of Lot No. 1 on said plan; thence with the line between said Lot Nos. 1 and 2 northwestwardly 95 feet, more or less, to the southern boundary line of a part of Lot No. 2 conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Malcom McNeese and wife, of record in Book 3574, Page 279, said Register's Office; thence with said line, westerly 60 feet and southwesterly 110 feet, more or less, to the line between said Lot Nos. 2 and 3; thence with same, southeastwardly 48 feet to the beginning.

Being the same property conveyed to Frank L. Wilson by deed of record in Instrument No. 20000118-0005895, Register's Office for Davidson County, Tennessee. Mary Kay R. Wilson joins in this conveyance to convey any and all marital interest to said property.

This conveyance in made subject to:

1. County taxes for 2004 and subsequent years
2. Any and all restrictions and easements of record.
3. All matters set forth in plat of record in Plat Book 2331 Page 97, Register's Office for Davidson County, Tennessee.

This is improved property known as: 155 Tallwood Drive Nashville, TN 37211

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of April, 2004

Frank L. Wilson

Frank L. Wilson

Mary Kay R. Wilson

Mary Kay R. Wilson

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Kirk C. Waite, a Notary Public in and for the said County and State, personally appeared Frank L. Wilson and Mary Kay R. Wilson, the within named 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 instrument for the purposes therein contained.

Witness my hand at Brentwood, Tennessee this 15th day of April, 2004.

Kirk C. Waite

Notary Public

KIRK C. WAITE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:

My Commission Expires
November 27, 2004