This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

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

ADDRESS NEW OWNER:
Andrew Raines
1452 Hunter's Branch Road
Antioch, TN 37013

Davidson County DEEDWARR
Recvd: 06/07/04 15:53 2pgs
Fees:13.00 Taxes:462.13
20040607-0067229

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Pinnacle National Bank
211 Commerce St.
Nashville, TN 37201

MAP **172-8**
GROUP **A**
PARCEL **55**

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, **Sondra V. Bishop, unmarried** hereinafter called the "", bargained and sold, and by these presents, transfer and convey unto **Andrew Raines and wife, Sharon 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. 55 on the plan of Resubdivision of Lots 53, 54, 55 and a Common Area, Hunter's Branch, Section 2-A, of record in Plat Book 6900, page 165, and amended in Book 6815, Page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Sondra S. Smith, a married person by deed from Dorothy H. Vance of record in Book 9424, Page 556, Register's Office for Davidson County, Tennessee. Sondra S. Smith has since divorced, and her name was restored to Sondra V. Bishop by Final Decree of record in Instrument No. 20020930-0118430, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 1452 Hunter's Branch Road, Antioch, Tennessee 37013.

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 covenant with the said "GRANTEES" that lawfully seized and possessed of said land in fee simple, a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, further covenants and binds , her 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 my hand this the 26th day of May, 2004.

Sondra V. Bishop

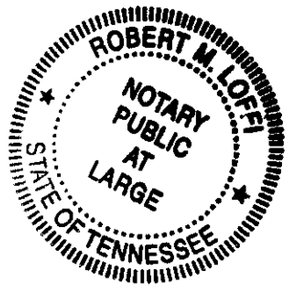
Sondra V. Bishop

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sondra V. Bishop**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of May, 2004.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 9/25/2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $124,900.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of May, 2004.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

