03

Realty Title
78-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Davidson County DEEDWARR
Recvd: 06/30/04 14:12 2pgs
Fees:13.00 Taxes:758.50
20040630-0077871

Subscribed and sworn to before me this 24th day of June, 2004.

Notary Public
My commission expires: 03/04/05.

03-0405-31980

Address of New Owner:	Send Tax Bills to:	Tax Information
Caroline M. Gobbell	SunTrust Mortgage, Inc.	118 10-197.00
825 Sutton Hill Road	201 Fourth Avenue North, 7th Floor	
Nashville, TN 37204	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John R. Rainey, Jr. and wife, Martine G. Rainey**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Caroline M. Gobbell and Phyllis C. Gobbell**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, being Lot No. 1 of a Re-subdivision of Lots 2, 3, 4, and part of Lot 1, Block D, Section 2, Battlefield Estates, of record in Book 974, Page 59, said Register's Office, said re-subdivision plan being recorded April 25, 1966 in Book 3842, Page 55, said Register's Office.
>
> Said Lot No. 1 fronts 60.68 feet on the southerly margin of Sutton Hill Road and extends back 199.65 feet on the westerly side and 103.28 feet on the easterly side to a line in the rear measuring 184.55 feet thereon.
>
> Being the same property conveyed to John R. Rainey, Jr. and wife, Martine G. Rainey by deed from Doris Cotter Swann of record in Book 9340, Page 628, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 825 Sutton Hill Road, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, 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.

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 24th day of June, 2004.

John R. Rainey, Jr.

Martine G. Rainey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John R. Rainey, Jr. and Martine G. Rainey, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 24th day of June, 2004.

Catherine R. Vass
Notary Public
State of Tennessee at Large

My Commission expires: 5/24/2008

