WARRANTY DEED

B-KMG-04-4006

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,900.00

Carrie Tiesler
Affiant

Subscribed and sworn to before me this 23rd DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/08
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip Rainey	Wells Fargo Bank, N.A.	
4006 Liberty Street (ADDRESS)	11301 Carmel Commons Blvd., Suite 309 (NAME)	063-080-118.00
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Charlotte, NC 28226 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KATHY L. ENTSMINGER AND HUSBAND, JAMES D. ENTSMINGER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PHILLIP RAINEY AND WIFE, MAIA LOPEZ RAINEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 123 feet of Lot Nos. 13 and 15, and the westerly 123 feet of the northerly 8-1/3 feet of Lot No. 17 of Block "W" on the Map of Hadley Bend City Subdivision, as of record in Book 423, page 120, Register's Office for said County.

Said part of Lots 13, 15 and 17 front together 58-1/3 feet on the easterly side of Liberty Street and extend back between parallel Lines 123 feet to a dead line.

Being a portion of the same property conveyed to Kathy L. Entsminger by Deed dated August 15, 2003 and filed for record on August 22, 2003 in Instrument Number 20030822-0122138, Register's Office for Davidson County, Tennessee. James D. Entsminger joins in this instrument for the purpose of conveying any and all maritial interest in and to said property.

unimproved ( )
This is improved (X) property, known as 4006 Liberty Street, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 23rd day of July, 2004.

Kathy L. Entsminger

James D. Entsminger

Davidson County DEEDWARR
Recvd: 08/02/04 15:46 2pgs
Fees:13.00 Taxes:306.73

20040802-0092352

STATE OF Tennessee
COUNTY OF Davidson

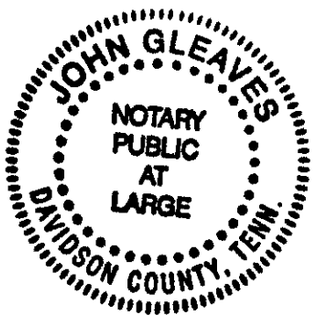
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathy L. Entsminger and James D. Entsminger, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 23rd day of July, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903