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:
Randy W. Lemay
6410 Thunderbird Dr.
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of America, N.A.
900 W. Trade Street
Charlotte, NC 28225-0001

Davidson County DEEDWARR
Recvd: 08/10/04 14:24 2pgs
Fees:13.00 Taxes:451.40
20040810-0096642

MAP	90
GROUP	16
PARCEL	244

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James E. Rains, unmarried** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Randy W. Lemay, unmarried** hereinafter called the "GRANTEE", his 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. 536 on the Map of Charlotte Park, Section Eight, of record in Plat Book 2900, page 45 and 46, 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 James E. Rains and wife, Helen F. Rains by deed from N. M. Coleman, A. W. Terrell and G. H. Todd of record in Book 3075, page 273, Register's Office for Davidson County, Tennessee. The said Helen R. Rains is deceased.

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 6410 Thunderbird Dr., Nashville, Tennessee 37209.

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 6th day of August, 2004.

James E. Raines

James E. Rains

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James E. Rains,** the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 6th day of August, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $122,000.00.

Randy W. LeMay
AFFIANT

Subscribed and sworn to before me on this 6th day of August, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006