WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5800 Fax: (615) 883-7544

Davidson County DEEDWARR
Recvd: 09/23/04 13:36 2pgs
Fees:13.00 Taxes:333.00
20040923-0115017

DENISE T. TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$90,000.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of September, 2004.

Notary Public

My commission expires: 7-06-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jimmy L Rains **Cathy Rains**	**Jimmy L Rains** **Cathy Rains**	**119-03-037.00**
123 Dodge Drive	**123 Dodge Drive**	
Nashville TN 37210	**Nashville TN 37210**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Richard A Hargrove and, Juanita Hargrove

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jimmy L Rains and wife, Cathy Rains

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. 8 on the Plan of Crescent Heights, of record in Book 2331, page 106, Register's Office for Davidson County, Tennessee.

Said lot No. 8, which is a corner lot, fronts 98.66 feet on the southwesterly margin of Dodge Drive and fronts 114.33 feet on the northwesterly margin of Stirton Road, said frontages being joined by a curve having a Length of 31.42 feet, and extends back 105.95 feet on the northwesterly line and 114.8 feet on the southwesterly line to a point of intersections.

Being the same property conveyed to Richard A Hargrove and Juanita Hargrove, by Deed from Secretary of Veterans Affairs, an Officer of the United States of America, dated 07/17/2002, of record in Instrument No. 200208190099818, Register's Office for Davidson County, TN.

This is improved (__X__) Unimproved (____) property, known as **123 Dodge Drive, Nashville TN 37210**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this **17th** day of **September, 2004.**

Richard A Hargrove

Juanita Hargrove

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Richard A Hargrove and, Juanita Hargrove,** the within named sellers, 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 office, this **17th** day of **September, 2004.**

_____
Notary Public

My Commission Expires:_____

