This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-608089**

Davidson County DEEDWARR
Recvd: 10/06/04 14:03 3pgs
Fees:18.00 Taxes:277.50

20041006-0120575

WARRANTY DEED

THIS INDENTURE, made and entered into this **October 4, 2004**, by and between **Kyle Wallace Kinloch**, parties of the first part, and **Bruce Rainey and wife, Tamra Rainey**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Apartment No. 93 in Belle Meade Tower, a Horizontal Property Regime as shown on the plat of Belle Meade Tower, recorded in Book 4175, page 159, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Parking space No. 45 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment.

the same property conveyed to John Kinloch, an unmarried person by Warranty Deed from The Estate of Josephine S. Gourley and Josephine Gourley Bainbridge, married, recorded the 11th day of October, 2000 in Instrument No. 20001011-0100904, in the Register's Office of Davidson County, Tennessee. The said John Kinloch having since died with property vesting to Kyle Wallace Kinloch the sole living heir.

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: in said Register's office.

This conveyance is made subject to:

Parcel ID # **116-13C-93CO**
x Improved OR
Unimproved property located at: **105 Leake Ave. #93, Nashville, Tennessee 37205**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Kyle Wallace Kinloch

CATHERINE C. BIRMINGHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kyle Wallace Kinloch** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as free Act and Deed.

Witness my hand and Notarial Seal this **Fourth day of October, 2004.**

Notary Public

My Commission Expires: _____

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Owner's Name: **Bruce Rainey and Tamra Rainey**

and Address: **105 Leake Ave. #93**
Nashville, TN 37205

Mail tax bills to, (Person or Agency responsible for payment of taxes)
A Natural Person Or Legal
Entity To Be Designated

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$75,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sharon R. Riney

Affiant

Subscribed and sworn to before me this **Fourth day of October, 2004.**

Notary Public

My Commission Expires: _____

CATHERINE C. BIRMINGHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005