03 Realty Title 48-A

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040620

Davidson County DEEDWARR
Recvd: 12/14/04 15:45 2pgs
Fees:13.00 Taxes:832.50
20041214-0148806

Send Tax Bills To:
FIRST HORIZON HOME LOAN CORP.
P.O. BOX 146
MEMPHIS, TN 38101

New Owner is:
Randy and Tiffany Raines
6814 River Road Pike
Nashville, TN 37209

MAP: 101
PARCEL: 82.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Janet Myrea Steakley** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Randy Raines and wife Tiffany Raines**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Land in the 8th Civil District of Davidson County, described according to a survey prepared by Kohl-Coode and Associates, dated November 19, 1973 and described as follows:

Beginning at an iron pin in the westerly margin of River Road and being the southeast corner of the herein described tract and the northeasterly corner of Pickney; thence along the margin of said River Road along a curve whose radius is 924.93 feet for a distance of 520.81 feet to an iron pin in the westerly margin of said River Road; thence south 39 deg. 50' west 604.24 feet to an iron pin; thence south 85 deg. 46' east 502.63 feet to the beginning, being a triangular parcel of land containing 3.12 acres, more or less.

Being the same property conveyed to Jack J. Steakley, Jr. and wife, Janet F. Steakley by deed from Jerry A. Privette and wife, Linda B. Privette, dated September 28, 1980 and recorded December 2, 1980, of record in Book 5684, page 796, Register's Office for Davidson County, Tennessee. Jack J. Steakley, Jr. and Janet Myrea Steakley were divorced by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 95D-3399. Jack K. Steakley, Jr. conveyed subject property to Janet Myrea Steakley by Quitclaim Deed dated February 7, 1997, recorded February 10, 1997, in Book 10346, page 140, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 8th day of December, 2004.

GRANTOR:

Janet Myrea Steakley

Janet Myrea Steakley

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Janet Myrea Steakley** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 8th day of December, 2004.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Kathleen Conard
Affiant

DIANE R. PILLIAM NOTARY PUBLIC AT LARGE

SWORN TO and subscribed before me this 8th day of December, 2004.

Diane R. Mann
NOTARY PUBLIC

My commission expires:
12/6/04