File Box 8

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 05/02/05 09:03 2 pgs
Fees:13.00 Taxes:893.55
20050502-0048198

W & I Ref:(_____) Title No: 46215
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
N. Keith Hays J. Kay Creighton-Hays 509 Arrowwood Drive Nashville, Tennessee 37220	Bank of America N.A. 900 West Trade St. Charlotte, North Carolina 28255

TAX MAP-PARCEL NUMBERS: 146-12-098

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$241,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James R. Rains and spouse, Suzanne Rains**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **N. Keith Hays and spouse, J. Kay Creighton-Hays** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 265 on the Plan of Crieve Hall Estates Section Four of record in Book 2133, page 80 Register's Office for said County.

Said Lot No. 265 fronts 112.6 feet on the broken southerly margin of Arrowwood Drive and extends back 204.3 feet on the westerly line and 199.8 feet on the easterly line to a dead line in the rear, measuring 85 feet thereon.

Being the same property conveyed to Robert P. Rains and wife, Ruth J. Rains by deed from Crestwood Realty, Inc., a Tennessee corporation of record in Book 2283, page 519, said Register's Office. The said Robert P. Rains has since died. By Quitclaim Deed of record in Book 6627, page 613 Register's Office for said County, Ruth J. Rains conveyed a one-half undivided interest in subject property to James R. Rains and wife, Suzanne. By Quitclaim Deed of record in Book 6890, page 960, said Register's Office. The said Ruth J. Rains conveyed the remaining one-half interest in subject property to James R. Rains and wife, Suzanne Rains.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133 Page 80, said Register's Office, which Plan shows a 40 foot minimum building setback line from Arrowwood Drive and a 10 foot easement for public utility purposes along the rear line(s). And Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 6391, page 759, said Register's Office.

This is improved property, known as: 509 Arrowwood Drive, Nashville, Tennessee 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of April, 2005.

James R. Rains

Suzanne Rains

State of TENNESSEE
County of DAVIDSON

On this 29th day of April, 2005 , before me the undersigned authority, personally appeared James R. Rains Suzanne Rains , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $241,500.00

Affiant

Sworn and subscribed before me this the 29th day of April, 2005

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public