Davidson County DEEDWARR
Recvd: 12/27/05 15:03 2 pgs
Fees:13.00 Taxes:962.00

20051227-0154373

WARRANTY DEED

B-ANMC-05-921

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR ~~VALUE, WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin L. Rains	Access National Mortgage	
921 Marengo Lane (ADDRESS)	(NAME) 1800 Robert Fulton Drive, Ste. 350 (ADDRESS)	118-9-174.00
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Reston, VA 20191 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEREMY C. BARLOW AND WIFE, ALISON B. BARLOW, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BENJAMIN L. RAINS AND TAMMY R. HINKLE, BOTH UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 15 ON THE PLAN OF SUTTON HILL SECTION OF MARENGO PARK, OF RECORD IN PLAT BOOK 974, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEREMY C. BARLOW AND WIFE, ALISON B. BARLOW BY WARRANTY DEED FROM STUART MCALISTER AND WIFE, D'ANN MCALISTER, RECORDED ON THE 19TH DAY OF AUGUST, 1998, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BK 11072 780

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 921 Marengo Lane, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 12th day of December, 2005.

Jeremy C. Barlow

by Attorney in Fact

Alison B. Barlow

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremy C. Barlow , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of December, 2005.

Notary Public

My Commission Expires:

(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeremy C. Barlow, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Alison B. Barlow and acknowledged that he/she executed the same as the free act and deed of the said Alison B. Barlow.

Witness my hand and official seal at Nashville, TN on this the 12th day of December, 2005.

NOTARY PUBLIC

My Commission Expires: 7-29-06

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903