Davidson County DEEDWARR
Recvd: 02/06/06 10:27 2 pgs
Fees:13.00 Taxes:1295.00
20060206-0014337

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James H. Raines, et ux et al 116 Pineywood Acres Drive Madison, TN 37115		Map 63 Parcel 133

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LUANNE D. TOWNSEND, a single woman, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JAMES H. RAINES and wife, ARLENE M. RAINES, as tenants by the entirety, a one-half (½) undivided interest, and EDWARD MATTHEW DEMAREE and wife, CHRISTA L. DEMAREE, as tenants by the entirety, a one-half (½) undivided interest, hereinafter referred to as 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. 3 on the Plan of Cumberland River Estates, of record in Book 4175, page 106, as amended in Book 4816, page 764 and Book 5378, page 177 and re-recorded in Book 5382, page 774, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> BEING the same property conveyed to Eddie R. Townsend and wife, Luanne D. Townsend, by deed from John E. Abernathy, unmarried, of record in Book 4790, page 368, Register's Office for Davidson County, Tennessee. And, the said Eddie R. Townsend died on May 26, 2005, at which time the property became vested in his surviving spouse, Luanne D. Townsend, in fee simple.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 116 Pineywood Acres Drive, Madison, TN 37115.

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, their heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 4175, page 106, as amended in Book 4816, page 764 and Book 5378, page 177 and re-recorded in Bok 5382, page 774, said Register's Office.

And, we, the GRANTORS, do further covenant 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.

ARLENE M. RAINES executes this Warranty Deed as Attorney-in-Fact for JAMES H. RAINES, under a Power of Attorney being recorded simultaneously herewith in Instrument No. 20060206-0014336, in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

LUANNE D. TOWNSEND

"GRANTEES"

JAMES H. RAINES
By: Arlene M. Raines, Attorney In Fact

ARLENE M. RAINES

EDWARD MATTHEW DEMAREE

CHRISTA L. DEMAREE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUANNE D. TOWNSEND, a single woman, and ARLENE M. RAINES, and EDWARD MATTHEW DEMAREE and wife, CHRISTA L. DEMAREE 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 the 31st day of January, 2006.

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of January, 2006, before me, personally appeared ARLENE M. RAINES, to me known to be the person who executed the foregoing instrument on behalf of JAMES H. RAINES, and acknowledged that she executed the same as the free act and deed of the said JAMES H. RAINES.

WITNESS my hand and official seal this the 31st day of January, 2006.

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Sworn to and subscribed before me, this the 31st day of January, 2006.

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE

NOTARY PUBLIC