40-A

Davidson County DEEDWARR
Recvd: 04/04/06 11:21 12 pg
Fees:63.00 Taxes:551.30
20060404-0038259

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Fausto G. Molina and wife, Martha Molina
And Raphael Molina and wife, Virginia Molina
216 Linda Lane
Madison, TN 37115

SEND TAX BILL:

AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

MORTGAGEE:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

MAP AND PARCEL:
MAP 42-15
PARCEL 89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Betty C. Burton as to a 10.0% undivided interest, Wilma Fay Edison as to a 10.0% undivided interest, Sandra Kay Lawrence as to a 10.0% undivided interest, Cynthia Jane Stricklin as to a 10.0% undivided interest, and Thomas H. Raines as to a 10.0% undivided interest, Joyce White as to a 10.0% interest, Judy Raines Tidwell as to a 10.0% undivided interest, Pamela Woodard as to a 10.0% undivided interest, Talmadge Douglas Smith as to a 10.0% undivided interest, Debbie Bumbalough as to a 2.0% undivided interest, David Raines as to a 2.0% undivided interest, Mike Raines as to a 2.0% undivided interest, Melanie Martin as to a 2.0% undivided interest, and Drucilla Raines as to a 2.0% undivided interest, being all of the Devisees of Elizabeth M. Raines also known as Elizabeth McElroy Deaton Raines** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Fausto G. Molina and wife, Martha Molina as to a fifty percent (50%) interest, and Raphael Molina and wife, Virginia Molina as to a fifty percent (50%) interest, as joint tenants with the right of survivorship** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Blair Heights, Section II, of record in Plat Book 2133, page 51, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 17 fronts 160 feet on the westerly side of Linda Lane and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Horace H. Raines and wife, Elizabeth M. Raines by deed from Margaret C. Gowans, a widow, dated February 12, 1990, of record in Book 8046, page 278, Register's Office for Davidson County, Tennessee. The said Horace H. Raines having since died on June 4, 2000, predeceasing Elizabeth M. Raines, also known as Elizabeth McElroy Deaton Raines, who died on August 12, 2005 and pursuant to her Last Will and Testament entered in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division on October 26, 2005 under Case No. 05P1548, the subject property was devised to Betty C. Burton, Wilma Fay Edison, Sandra Kay Lawrence, Cynthia Jane Stricklin, Joyce White, Judy Raines Tidwell, Pamela Woodard, Thomas H. Raines, Jean Raines and Annie Raines Smith. The said Jean Raines having since died on June 7, 2005, leaving her five children: Debbie Bumbalough, David Raines, Mike Raines, Melanie Martin and Drucilla Raines as evidenced by Affidavit of Heirship of record in Instrument No. 20060404-0033253, Register's Office for Davidson County, Tennessee; and the said Annie Raines Smith, also known as Ruth Ann Smith having died on May 18, 1999 leaving one child: Talmadge Douglas Smith as evidenced in her Last Will and Testament of record in Will Book 14, page 11, entered in the Logan District Court, Commonwealth of Kentucky under Case No. 99-0-00195, on October 13, 1999.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 216 Linda Lane, Madison, TN 37115.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on the dates set forth below.

Betty C. Burton
Betty C. Burton
Date: 3-22-06

Wilma Fay Edison
Wilma Fay Edison
Date: 3-22-06

Sandra Kay Lawrence
Sandra Kay Lawrence
Date: 3/22/06

Cynthia Jane Stricklin
Cynthia Jane Stricklin
Date: 3/22/06

Thomas H. Raines
Thomas H. Raines
Date: 03/23/2006

Joyce White
Joyce White
Date: 03/23/2006

~~Judy Raines Tidwell~~
~~Date:~~

Pamela Woodard
Pamela Woodard
Date: 03/23/2006

~~James Talmadge Smith~~
~~Date:~~

Debbie Bumbalough
Debbie Bumbalough
Date: 3/23/2006

J. David Raines
David Raines
Date: J. David Raines - 3/24/06

~~Mike Raines~~
~~Date:~~

Melanie Martin
Melanie Martin
Date: 3/23/06

Drucilla Raines
Drucilla Raines
Date: 3/27/06

Talmadge Douglas Smith
Talmadge Douglas Smith
Date: 3/30/06

Witness our hands on the dates set forth below.

Betty C. Burton
Date:_____

Wilma Fay Edison
Date:_____

Sandra Kay Lawrence
Date:_____

Cynthia Jane Stricklin
Date:_____

Thomas H. Raines
Date:_____

Joyce White
Date:_____

Judy Raines Tidwell

Judy RainesTidwell
Date: 03/25/06

Ramela Woodard
Date:_____

James Talmadge Smith by Brenda Joyce Smith, Attorney-in-Fact Pursuant to General Durable Power of Attorney recorded in Instrument No. _____, Register's Office for Davidson County, TN
Date:_____

Debbie Bumbalough
Date:_____

David Raines
Date:_____

Mike Raines
Date:_____

Melanie Martin
Date:_____

Drucilla Raines
Date:_____

Witness our hands on the dates set forth below.

Betty C. Burton
Date:_____

Wilma Fay Edison
Date:_____

Sandra Kay Lawrence
Date:_____

Cynthia Jane Stricklin
Date:_____

Thomas H. Raines
Date:_____

Joyce White
Date:_____

Judy RainesTidwell
Date:_____

Pamela Woodard
Date:_____

James Talmadge Smith by Brenda Joyce Smith, Attorney-in-Fact Pursuant to General Durable Power of Attorney recorded in Instrument No. _____, Register's Office for Davidson County, TN
Date:_____

Debbie Bumbalough
Date:_____

David Raines
Date:_____

Mike Raines
Date: 3/28/09

Melanie Martin
Date:_____

Drucilla Raines
Date:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Betty C. Burton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 22 day of March, 2006.

Amon Ringemann
Notary Public

AMON RINGEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires November 14, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Wilma Fay Edison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 22 day of March, 2006.

Amon Ringemann
Notary Public

AMON RINGEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires November 14, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Sandra Kay Lawrence with, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 22 day of March, 2006.

Amon Ringemann
Notary Public

AMON RINGEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires November 14, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Cynthia Jane Stricklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 22 day of March, 2006.

Amon Ringemann
Notary Public

AMON RINGEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires November 14, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Thomas H. Raines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 23rd day of March, 2006.

Amon Ringemann
Notary Public

AMON RINGEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires November 14, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Joyce White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 23rd day of March, 2006.

Amon Ringemann
Notary Public

AMON RINGEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires November 14, 2009

Maryland

STATE OF ~~TENNESSEE~~)
COUNTY OF Montgomery)

Before me, the undersigned, of the state and county aforesaid, personally appeared Judy Raines Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 25 day of March, 2006.

MOHAMMAD NAWAZ
Notary Public, State of Maryland
My Commission Expires Sept. 10, 2007

Notary Public 03/25/2006

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared Pamela Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2006.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared Debbie Bumbalough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2006.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared David Raines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2006.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared Judy Raines Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2006.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Pamela Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 23rd day of March 2006.

Amon Ringemann
Notary Public

AMON RINGEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires November 14, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Debbie Bumbalough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 23rd day of March 2006.

Amon Ringemann
Notary Public

AMON RINGEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires November 14, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared David Raines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 24th day of March 2006.

Amon Ringemann
Notary Public

AMON RINGEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires November 14, 2009

STATE OF TENNESSEE)
COUNTY OF Shelby)

Before me, the undersigned, of the state and county aforesaid, personally appeared Mike Raines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 28th day of March, 2006.

Marian F. Wagnespack
Notary Public

My Commission Expires: 1/26/2010

MARIAN F. WAGNESPACK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires January 26, 2010

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared Melanie Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2006.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared Drucilla Raines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2006.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared Mike Raines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2006.

_____
Notary Public

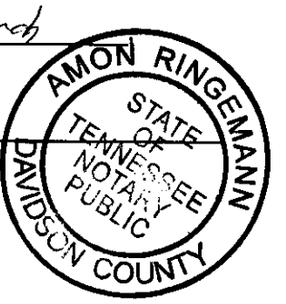
My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Melanie Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 23 day of March 2006.

Amon Ringemann
Notary Public



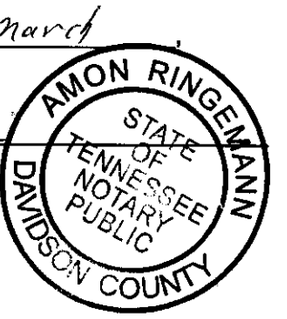
My Commission Expires: My Commission Expires November 14, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Drucilla Raines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 27th day of March 2006.

Amon Ringemann
Notary Public



My Commission Expires: My Commission Expires November 14, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Talmadge Douglas Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30 day of March, 2006.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $149,000.00.

AFFIANT

Subscribed and sworn to before me
this 3rd day of April, 2006.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007