WARRANTY DEED

B-RME-06-0202

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,900.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 20, 2008
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Rainey	Paul Rainey	
202 Garwood Drive (ADDRESS)	202 Garwood Drive (ADDRESS)	119-2-42
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RALPH E. DUNMIRE AND NAOMI F. DUNMIRE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAUL RAINEY AND REBECCA RAINEY, JOINT TENANTS WITH 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, Tennessee, being Lot 13, CUNNINGHAM HEIGHTS, as shown on plat of record in Plat Book 2331, Page 76, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ralph E. Dunmire and wife, Naomi F. Dunmire by Warranty Deed from Carl Batson, Inc., recorded on the 4th day of January, 1956 in Deed Book 2487, Page 507, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 2331, Page 76 and restrictions of record in Book 2487, Page 507, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 202 Garwood Drive, Nashville, Tennessee 37210
(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 29th day of December, 2006.

Ralph E. Dunmire by Vikki Mitchell attorney in fact
Ralph E. Dunmire

Naomi F. Dunmire by Vikki Mitchell attorney in fact
Naomi F. Dunmire

Davidson County DEEDWARR
Recvd: 01/03/07 13:45 2 pg
Fees:13.00 Taxes:410.33
20070103-0001179

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of December, 2006, before me personally appeared Vikki Mitchell 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 Ralph E. Dunmire and Naomi F. Dunmire, and who acknowledged he/she/they executed the same as the free act and deed of the said Ralph E. Dunmire and Naomi F. Dunmire.

Witness my hand and official seal, this the 29th day of December, 2006.

Notary Public

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

My Commission Expires: 3-8-10

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903