

MY COMMISSION EXPIRES:
JAN 26, 2008

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$77,274.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|9th DAY OF March, 2007.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna J. Grossman 79 Jay Street Nashville, TN 37210	Countrywide Home Loans, P.O. Box 961206, FTWX-22 Fort Worth, TX 76161	Map 119.06 Parcel 176

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Ronald A. Rainey as Conservator of the estate of Mary K. Rainey ward

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Anna J. Grossman, an unmarried woman,

Hereinafter called 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. 26 ON THE MAP OF STERLING HEIGHTS, SECTION 2, OF RECORD IN BOOK 1424, PAGE 104, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT IN THE SOUTH MARGIN OF JAY STREET AT THE CORNER OF LOTS NOS. 26 AND 27; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 150 FEET TO A POINT; THENCE WESTERLY 87.87 FEET TO THE EAST MARGIN OF STERLING BOONE DRIVE; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 129.78 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE NORTHEASTERLY 31.63 FEET TO THE SOUTH MARGIN OF JAY STREET; THENCE WITH THE MARGIN OF THE SAME, EASTERLY 69.26 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO OTTO RAINEY AND WIFE, MARY K. RAINEY BY DEED FROM S. & T. INC., DATED APRIL 6, 1964, AND OF RECORD IN BOOK 3707, PAGE 403, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. OTTO RAINEY HAVING SINCE DIED. PROPERTY NOW VESTS IN MARY K. RAINEY AS SURVIVING TENANT BY THE ENTIRETY. RONALD A. RAINEY HAS BEEN APPOINTED CONSERVATOR FOR MARY K. RAINEY BY COURT ORDER DOCKET NUMBER 07P-277, IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE. MARY K. RAINEY IS ONE AND THE SAME PERSON AS MARY LOU RAINEY AND MARY L. KELLEY.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 1424, Page 104, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 1725, Page 21, Register's Office for Davidson County, Tennessee.
5) Property is subject to easement for sanitary sewers to Metro Government in Book 4168, Page 871, said Register's Office.

This is improved property known as: 79 Jay Street, Nashville, TN 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 GRANTEES, their heirs and assigns, forever; and we 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 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 GRANTEES, 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 hand(s) this 9th day of March, 2007.

Ronald A. Rainey, Conservator
Ronald A. Rainey, Conservator

Davidson County DEEDWARR
Recvd: 03/14/07 13:12 2 pgs
Fees:13.00 Taxes:285.91

20070314-0031321

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald A. Rainey, Conservator for Mary K. Rainey, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Conservator on behalf Mary K. Rainey for the purposes therein contained.

WITNESS my hand and official seal this 9th day of March, 2007.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires:

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JAN 26, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076