# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/28/08 10:35 2 pgs
Fees:13.00 Taxes:240.50

20080828-0088379

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.
(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Steve Rainey, an unmarried man | Steve Rainey | 044-05-0 / 026.00 |
| (NAME) 310 Keeton Dr. | (NAME) 6014 Bluewater Dr. | -- |
| (ADDRESS) Old Hickory, TN 37138 | (ADDRESS) Lebanon, TN 37087 | -- |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, I, **Daryl Spicer**, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steve Rainey**, an unmarried man, 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:

**SEE ATTACHED EXHIBIT A**

unimproved ☐

This is improved ☒ property, known as 310 Keeton Avenue, Old Hickory, TN 37138
(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 this 26th day of August, 2008.

Daryl Spicer

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Daryl Spicer, the within named bargainor(s), 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 purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 26th day of August, 2008.
Commission expires: October 26, 2008

Shanna Ray Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No.: 2008096

# EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 61 on the Plan of Scenic View Subdivision, according to an unrecorded plan prepared by W.W. Turner Company, Engineers, dated September 14, 1948, not of record, described as follows: Starting with a concrete monument at the north end of the return at the Northwest corner of the intersection of Keeton Avenue and Hillman Place, and running thence the following courses and distances; in a northeasterly direction along the southerly margin of Keeton Avenue a distance of 79.2 feet to an iron pin on a line between Lots Nos. 61 and 62 and the point of beginning; thence in a southwesterly direction along the line between Lots Nos. 61 and 62 a distance of 155.6 feet to an iron pin located in the north margin of a cemetery, and on a line between Lots Nos. 61 and 62, thence in a northwesterly direction along the north margin of said cemetery, a distance of 52.8 feet to a concrete monument located in the north margin of a cemetery and at the northeast corner of said cemetery; thence in a southwesterly direction along the line between said cemetery and Lot No. 61 a distance of 5.9 feet to an iron pin on a line between the backs of Lots Nos. 61 and 78; thence in a northwesterly direction along the line between the backs of Lot No. 61 and Lots Nos. 77 and 78, a distance of 51 feet to an iron pin on the line between Lots Nos. 60 and 61; thence in a northeasterly direction along the line between Lots Nos. 60 and 61, a distance of 165 feet to an iron pin in the south margin of Keeton Avenue and on a line between Lots Nos. 60 and 61; thence in a southeasterly direction along the south margin of Keeton Avenue, a distance of 100 feet to an iron pin in the south margin of Keeton Avenue, and on a line between Lots Nos. 61 and 62, and the point of beginning. Being the same property conveyed to George Allen Poston to create and estate by the entireties, by and between George Allen Poston and Doris M. Poston, by deed from Doris M. Poston, dated May 15, 1972, recorded May 16, 1972, Book 4601, page 636, Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 2907, page 545, Register's Office for Davidson County, Tennessee. This property is also known as 310 Keeton Avenue, Old Hickory, Tennessee 37138.

Being the same property conveyed to Daryl Spicer by Trustee's Deed filed of record in Instrument No. 20080828-0088378, , Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 2884, Page 582, Register's Office for Davidson County, Tennessee.