THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28231-12-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $110,000.00. Affiant Subscribed and sworn to before me this 31st day of December, 2008. Notary Public My Commission Expires: BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN. My Commission Expires MAR. 24, 2009

WARRANTY DEED

Address New Owner: Norma J. Steinkerchner, Raymond E. Steinkerchner 3901 Whitland Avenue, #17 Nashville, TN 37205	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 103160E017.00Co

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marvin Rainey, Jr.,**** unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Norma J. Steinkerchner and husband, Raymond E. Steinkerchner** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. **also known as Marvin E. Rainey

This is improved property located at 3901 Whitland Avenue, #17, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of December, 2008.

Marvin Rainey, Jr.,
by Barbara J. Browning, Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared **Barbara J. Browning**, Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that executed the within instrument on behalf of **Marvin Rainey, Jr,** as his Attorney-In-Fact, as the free act and deed of the within named **Marvin Rainey, Jr,**.

Witness my hand and official seal, this 31st day of December, 2008.

Notary Public

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 24, 2009

Davidson County DEEDWARR
Recvd: 01/08/09 14:30 2 pgs
Fees:13.00 Taxes:407.00

20090108-0002135

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 17 on the Plan of Whitland Place Condominiums of record in Plat Book 5200, page 597, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Whitland Place Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 6131, page 722, said Register's Office.

Being the same property conveyed to Ida Patricia Cunningham by deed dated 8/24/1987 from A. Harrison Johnson, Jr., Trustee, with full power to bargain, sell, transfer, convey, mortgage, pledge or otherwise encumber, of record in Book 7333, page 317, Register's Office for Davidson County, Tennessee. Ida Patricia Cunningham having since died. By Will of Ida Patricia Cunningham, of record in Book 9930, page 1, Register's Office for Davidson County, Tennessee, subject property was devised to Marvin Rainey, Jr., a 1/2 interest, and to Darlene L. Rainey, a 1/2 interest. The said Darlene L. Rainey having since died, devising her interest in subject property to Marvin E. Rainey by Last Will and Testament of Darlene L. Rainey, Docket No. P07-4566, Probate Court, Williamson County, Tennessee. Marvin E. Rainey and Marvin Rainey, Jr. are one and the same person.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 6350, page 824, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of The Whitland Place Homeowner's Association of record in Book 6109, page 993, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Whitland Place Homeowner's Association, of record in Book 6131, page 722, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 5200, page 593, Register's Office for Davidson County, Tennessee.
7. Lease Agreement recorded in Book 6051, page 518, Register's Office for Davidson County, Tennessee.