Bk 29

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

STATE OF TENNESSEE }
COUNTY OF _____ }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.

_____ AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF FEBRUARY, 2011.

Kimbra R. Roush
NOTARY PUBLIC

My Commission expires: _____

BILL GARRETT, Davidson County
Trans: T20110009547 DEEDWARR
Recvd: 02/15/11 14:13 2 pgs
Fees: 13.00 Taxes: 240.50
20110215-0012955

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.844.6161 Facsimile: 888.422.5090

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michael Raines 206 Beverly Drive Madison, TN 37115	Michael W. Raines /Same/ 5885 Lickton Pike Goodlettsville, TN 37072	042-15-0-112.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

Michael Lewis Atchley

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

Michael Raines

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Blair Heights, Section III, as of record in Book 2133, page 104, Register's Office for said County.

Said Lot No. 44 fronts 225 feet on the westerly side of Beverly Drive and runs back 187.03 feet on the northerly line and 217.47 feet on the southerly line to a dead line in the rear measuring 163.6 feet thereon.

BEING the same property conveyed to Ervin S. Atchley and wife, Fatima S. Atchley, by warranty deed, from Carroll K. Ford and wife, Mary Louise Ford, of record in Book 4189, page 928, Register's Office for Davidson County, Tennessee, having both since deceased, with Ervin S. Atchley predeceasing Fatima S. Atchley, being one and the same person as Fatima Atchley.

Proof that Michael Lewis Atchley is the only heir at law of Fatima S. Atchley as evidenced by the Affidavit of Heirship, of record in Instrument No. 20110215-0012954, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities and other matters of record.

County and/or City taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 206 Beverly Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its successors 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.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 11th day of February, 2011.

"**GRANTORS**"

Michael Lewis Atchley

Michael Lewis Atchley

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michael Lewis Atchley, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of February, 2011.

My commission expires: 5/8/2012

{Seal}

Notary Public

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 5/8/2012