THIS INSTRUMENT PREPARED WITHOUT TITLE SEARCH BY:
HARVILL & ASSOCIATES, PC
CENTERVILLE, TENNESSEE 37033

BILL GARRETT, Davidson County
Trans:T20130030229 DEEDWARR
Recvd: 04/12/13 14:07 3 pgs
Fees:18.00 Taxes:0.37
20130412-0036600

Upon Information Furnished By:
The Parties

For and in consideration of the sum of **$10.00 DOLLARS**, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, **BRYANT M. RAINES, JR., a widower, DEBRA I. SPENCER, DEBORAH SUE RAINES, JERRY WAYNE RAINES, DeANDREA MICHELLE WILKERSON, TONYA RENEE YORK and BRYANT M. RAINES, JR.,** have this day bargained and sold and by these presents do transfer and convey **"AS A GIFT"** unto **RANDALL L. RAINES, a married person,** his heirs and assigns, the following described tract or parcel of land, lying and being situated in the **9th** Civil District of **Davidson** Tennessee, and more particularly bounded and described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, described partly according to a survey by Clyde D. Anderson, Surveyor, September 29, 1962 and being more particularly bounded and described as shown on the Tax Book as Map and Parcel 112 00 0 083.00.

Beginning at a point on the Southeasterly margin of Old Charlotte Road, said point being North 37 deg. 00 min. East 300 feet from the Northeast corner of the property conveyed to J. J. Craddock of record in Book 3163, page 107, Register's Office for said county; thence Southeasterly 920 feet, more or less, to the Northerly line of David S. Fergueson's property; thence with said Fergueson's line, North 37 deg. East 100 feet; thence Northwesterly 920 feet, more or less, to the Southeasterly margin of Old Charlotte Road; thence with the same South 37 deg. 00 min. West 100 feet to the beginning, containing 2.1 acres, more or less.

Being the same property conveyed to Betty S. Raines by Quitclaim Deed of Bryant Raines and wife, Betty S. Raines, dated June 25, 1973 and recorded June 28, 1973 at 10:32 A. M. in Book 4723, page 116, Register's Office, Davidson County, Tennessee. Betty S. Raines is now deceased with the property passing to Randall L. Raines, Debra I. Spencer, Gary Wayne Raines and Bryant M. Raines as her only children and heirs-at-law. Gary Wayne Raines is now deceased with his interest in the property passing to Deborah Sue Raines, Jerry Wayne Raines and DeAndrea Michelle Wilkerson, as his spouse and only children and heirs-at-law. Bryant M. Raines is now deceased with the property passing to Tonya Renee York and Bryant M. Raines, Jr., as his only children and heirs-at-law.

TO HAVE AND TO HOLD said tract or parcel of land, together with all the estate, title and interest thereunto belonging unto the said **RANDALL L. RAINES,** his heirs and assigns, forever.

We covenant that we are true and lawfully seized and possessed of said real estate, have a good and perfect right to make this conveyance and that the same is free and unencumbered, except the 2013 property taxes which are to be paid by Buyer.

And we agree and bind ourselves, our heirs and legal representatives to warrant and forever defend the title to said real estate unto the said **RANDALL L. RAINES,** his heirs and assigns, as against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our hands and signatures on this 14 day of March, 2013.

Bryant M Raines Jr

BRYANT M. RAINES, JR.

Debra I Spencer

DEBRA I. SPENCER

Deborah Sue Raines

DEBORAH SUE RAINES

Jerry Wayne Raines

JERRY WAYNE RAINES

DeAndrea Michelle Wilkerson

DeANDREA MICHELLE WILKERSON

Tonya Renee Raines York

TONYA RENEE YORK

Bryant M. Raines

BRYANT M. RAINES, JR.

STATE OF Tenn.
COUNTY OF Hickman

On this 14 day of March, 2013, before me appeared **BRYANT M. RAINES, JR.,** known to me or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Linda H. Drollinger

NOTARY PUBLIC

LINDA H. DROLLINGER
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY

My Commission Expires: 9-30-14 My Commission Expires NOV. 3, 2015

STATE OF TN
COUNTY OF Davidson

On this 17 day of March, 2013, before me appeared **DEBRA I. SPENCER,** known to me or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Andrea L Dixon

NOTARY PUBLIC

ANDREA L. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires NOV. 3, 2015

STATE OF TN
COUNTY OF Davidson

On this 17 day of March, 2013, before me appeared **DEBORAH SUE RAINES,** known to me or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Andrea L Dixon

NOTARY PUBLIC

ANDREA L. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires NOV. 3, 2015

STATE OF TN
COUNTY OF Davidson

On this 17 day of March, 2013, before me appeared **JERRY WAYNE RAINES,** known to me or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC

My Commission Expires: My Commission Expires NOV. 3, 2015

STATE OF TN
COUNTY OF Davidson

On this 17 day of March, 2013, before me appeared **DeANDREA MICHELLE WILKERSON,** known to me or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC

My Commission Expires: My Commission Expires NOV. 3, 2015

STATE OF TN
COUNTY OF Davidson

On this 24 day of March, 2013, before me appeared **TONYA RENEE YORK,** known to me or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC

My Commission Expires: My Commission Expires NOV. 3, 2015

STATE OF TN
COUNTY OF Davidson

On this 24 day of March, 2013, before me appeared **BRYANT M. RAINES, JR.,** known to me or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC

My Commission Expires: My Commission Expires NOV. 3, 2015

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ $ 100 —.

Affiant

Subscribed and sworn to before me on this 11th day of April, 2013.

NOTARY PUBLIC

My Commission Expires: 7-26-16

New Owner

PERSON RESPONSIBLE FOR TAXES:
RANDALL L. RAINES
9658 Martin Fork Branch
Bon Aqua, TN 37025

SEND DEED TO: Same

The preparer of this instrument did not participate in the closing of this transaction.