Prepared By: William B. Owen
LITTLE, THRAILKILL & OWEN, P.C.
25th Floor, First American Cntr
Nashville, Tennessee 37238

BOOK 5031 PAGE 210 mail

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Richard Gaw and wife Linda Dorsey Gaw (NAME)	William Richard Gaw (NAME)	46-1
950 Tyne Blvd. (STREET ADDRESS OR ROUTE NUMBER)	950 Tyne Blvd. (STREET ADDRESS)	
Nashville, Tennessee 37220 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37220 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Seven Thousand Five Hundred ($127,500.00) *Dollars,*

paid $76,007.04 in cash and by the assumption of the unpaid principal balance on certain Deed of Trust Note dated the 3rd day of July, 1970 in the original amount of $56,800.00 secured by that certain Deed of Trust of record in Book 4431, Page 699 RODC.

Don L. Gaines and wife, Sara J. Gaines,

have this day bargained and sold, and do hereby transfer and convey unto the said William Richard Gaw and wife Linda Dorsey Gaw, their *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bridle Path Estates, Second Addition, as of record in Book 2133, page 35, Register's Office for said County, described as follows:

Beginning on the northerly margin of Tyne Boulevard, at the southeast corner of the property conveyed to Haywood P. Norman and wife, by deed from F. N. McNeil, Jr. Executor and Trustee, of record in Book 1553, page 571, Register's Office for said County; being the corner of Lots Nos.1 and 2; thence with the line between said two lots, north 2° east 590.5 feet; thence south 83° 46' east 114.2 feet; thence north 2° 30' east 304.5 feet to the southerly margin of Kirkman Lane; thence with same, south 75° 45' east 328.8 feet; thence south 9° 08' east 258.8 feet; thence south 7° 04' west 680.9 feet to the northerly margin of Tyne Boulevard; thence with same, westwardly 497.5 feet to the beginning.

Being the same property conveyed to Don L. Gaines and wife, Sara J. Gaines by deed from Floyd Martin, recorded in Book 4431, page 697, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 127,500.00

Subscribed and sworn to before me, this the 1st day of June 1976

Affiant

My commission expires 8-1-78 (Affix Seal)

Notary Public

This is unimproved (XX) improved property, known as 950 Tyne Blvd. (House Number) Nashville, (Street) Tennessee 37220 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

William Richard Gaw and wife, Linda Dorsey Gaw, their

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for that certain Deed of Trust executed by Don L. Gaines and wife, Sara J. Gaines, to Albert William Johnson, Trustee, recorded in Book 4431, page 699 RODC, Tennessee, to secure to Floyd Martin payment of a note for $56,800.00, and any restrictions or easements of record in the RODC, Tenn. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William Richard Gaw and wife, Linda Dorsey Gaw, their *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 1st day of June, 1976 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sara J. Gaines

Don L. Gaines

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jenny Cross, a Notary Public in and for said County and State, DON L. GAINES and wife, SARA J. GAINES,

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 1st day of June, 1976.

Jenny Cross Notary Public

Commission expires 3-1-78

JENNY CROSS NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

JUN-3 76 CONV 90,000.00
JUN-3 76 CONV 37,500.00
JUN-3 76 S'TAX B* 331.50
JUN-3 76 PR'FEE B* .50
JUN-3 76 W'DEED B* 4.00 * 336.00

WARRANTY DEED

FROM
Donald L. Gaines and wife, Sara J. Gaines

TO
William Richard Gaw and wife, Linda Dorsey Gaw

D 5 1 8 4 5

IDENTIF. REFERENCE

JUN 3 8 55 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238