BOOK 5098 PAGE 656

FORM NO. W-D-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 46,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF DECEMBER, 19 76

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James Edward Gaines	Realty Mortgage, Inc.	13D 22720
4664 Clarksville Highway (STREET)	1925 Century Blvd., N.E. (NAME)	49
Nashville, Tennessee 37218 (STREET OR ROUTE NUMBER)	Atlanta, Georgia 30345 (STREET ADDRESS)	267
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, WE, Yvonne Delores Thompson Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Edward Gaines et ux Dorothy J. Gaines

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:

BEING Lot No. 2 on the Plan of Roy's Heights (Formerly Resha Property), as of record in Book 3842, page 14, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Yvonne Delores Thompson Johnson by Divorce Decree of record in Book 5037, page 889, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 4641, page 668, Register's Office, Davidson County, Tennessee.
THIS conveyance is subject to public utilities, gas line and drainage easement and 40 foot minimum building setback line as of record in Book 3842, page 14, said Register's Office.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

unimproved (X)
Improved ( ) pro. Ky. known as 4664 Clarksville Highway Nashville, Tennessee 37218
(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 14TH day of DECEMBER, 19 76

Yvonne Delores Thompson Johnson

Yvonne Delores Thompson Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Yvonne Delores Thompson Johnson

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20TH day of DECEMBER, 1976.

Commission expires Nov 12, 1978

William B. Ferguson
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath/their several oaths) acknowledged (himself/themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he/they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

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WARRANTY DEED

FROM
Yvonne Delores Thompson Johnson

TO
James Edward Gaines

TENNESSEE REFERENCE

Dec 20 2 28 PM '76

CONV

46,000.00

S'TAX 119.60
R'FEE 4.50
RECORDED

* 124.10

Title Book #12