BOOK 5098 PAGE 947

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,500.00

Cleave Lavender
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 19 76

Notary Public

MY COMMISSION EXPIRES: 6/2/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 507 Stahlman Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLEAVE LAVENDER ET UX (NAME)	SCHUMACHER MORTGAGE COMPANY, INC. (NAME)	81-6-124
2624 Jenkins Street (STREET ADDRESS OR ROUTE NUMBER)	Clark Tower, 5100 Poplar Avenue (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38137 (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, JAMES E. GAINES AND WIFE, DOROTHY J. GAINES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLEAVE LAVENDER AND WIFE, PEARLIE LAVENDER

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:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Cumberland Gardens, Section V, as of record in Book 3300, page 37, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 begins at a point in the northerly margin of Jenkins Street at the common dividing line between lotts Nos. 1 and 2 on said plan; thence northerly 76.8 feet along said dividing line to a point; thence in a northeasterly direction along the dividing line between Lots Nos. 2 and 3 on said plan, 58.7 feet to the westerly margin of Jenkins Court; thence southerly along the westerly margin of said Jackson Court, 86 feet to the beginning of a curve; thence around said curve in a southwesterly direction, 39.27 feet to a point in the northerly margin of Jenkins Street; thence westerly along the northerly margin of said Jenkins Street, 50 feet to the point of beginning.

Being the same property conveyed to James E. Gaines and wife, Dorothy J. Gaines, by deed from Stanley T. Snodgrass, Trustee, of record in Book 3399, page 359, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3340, page 125, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved (XX) improved ( ) property, known as 2624 Jenkins Street, Nashville, Tennessee
(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 our hands this 14th day of December, 19 76

James E. Gaines
JAMES E. GAINES

Dorothy J. Gaines
DOROTHY J. GAINES

STATE OF TENNESSEE
Davidson County

BOOK 5098 PAGE 948

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Gaines et ux Dorothy J. Gaines

the bargainor S, 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 14th day of December 19 76

Commission expires 6/7/80

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

WARRANTY DEED

FROM

JAMES E. GAINES ET UX

TO

CLEAVE LAVENDER ET UX

FILE IN BOX 4

D 8 2 1 2 1

IDENTIF. REFERENCE

DEC 21 10 36 AM '76

REGISTER
DAVIDSON CO., TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC21'76	CONV	19,500.00			
DEC21'76	S TAX		B*	50.70	
DEC21'76	PR FEE		B*	.50	
DEC21'76	W DEED		B*	4.00	* 55.20