This instrument was prepared by [illegible], Attorney at Law,
3815 Cleghorn Avenue, Nashville, Tennessee 37215.

WARRANTY DEED

BOOK 5392 PAGE 67

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe R. Gaines	Home Federal Savings & Loan	Map 103-6
(NAME)	(NAME)	
5635 Kendall Drive	230 Fourth Avenue, North	Parcel 104
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209	Nashville, Tennessee 37219	8DA-56837
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100----------

----------($10.00)----------*Dollars,*

cash in hand paid by the said Grantee, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Michael L. Ayer and wife, Cynthia L. Ayer, hereinafter called Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Joe R. Gaines, hereinafter called

Grantee, his

~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Brookside Courts Addition No. 2, of record in Book 1835, page 47, said Register's Office.

Said Lot No. 25 fronts 85.5 feet on the southeasterly side of Kendall Drive and runs back 186.3 feet on the northeasterly line and 189.9 feet on the southwesterly line to a line in the rear which measures 58 feet thereon.

Being the same property conveyed to Michael L. Ayer and wife, Cynthia L. Ayer by deed from Andrews Properties, Inc. of record in Book 5189, page 861, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easement for joint driveway of record in Book 5189, page 867; setback lines, easements and other such limitations as shown on the Plan of record in Book 1835, page 47, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 51,500.00

Affiant

Subscribed and sworn to before me, this the 31st day of January 19 79

Notary Public

My commission expires: Nov 26, 1949 (Affix Seal)

This is improved (x) unimproved property, known as 5635 Kendall Drive, Nashville, Tennessee 37209
(House Number) (Street) 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

Grantee, his

~~successors~~, *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 1979 Taxes which have been prorated, and payment thereof assumed by Grantee.

We *further covenant and bind* ourselves, our ~~successors~~, *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 30 day of January, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Michael L. Ayer

Cynthia L. Ayer

Michael L. Ayer

Cynthia L. Ayer

STATE OF TENNESSEE }
COUNTY OF KNOX }

BOOK 5392 PAGE 68

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Michael L. Ayer and wife, Cynthia L. Ayer

the within named 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 Knoxville *this* 30 *day of* January, *19*79

Commission expires My commission expires April 22, 1981.

Joseph L. [illegible] Notary Public

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 .....

1071 02/02 138.40- CHECK

WARRANTY DEED

FROM
Michael L. Ayer etux Cynthia L. Ayer
TO
Joe R. Gaines

F. 1. 2 6 3 8

IDENTIF. REFERENCE

FEB 2 3 17 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Loan #554,683-4
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