6665 06/27/80-24- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $
$44,352.38

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th. DAY OF June, 19 80

Notary Public

MY COMMISSION EXPIRES: 7/19/81

(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 NUMBERS
Kenneth Howard Holland and wife, Lois Mae Holland (NAME)	Western Pacific Financial Corp. (NAME)	148-15
4028 Navaho (STREET ADDRESS OR ROUTE NUMBER)	1201 E. Highland Ave. Suite D (STREET ADDRESS)	128
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	San Bernandino, California 92404 (CITY) (STATE) (ZIP)	5DU-71515

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, Douglas O. Gaines and wife, Valleria R. Gaines

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Howard Holland and wife, Lois Mae Holland, as tenants by the entirety.

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. 30, Plat of Apache Hills, Section 5, Part 2, as of record in Plat Book 5050, Page 39, Register's Office for Davidson County, Tennessee.

SAID Lot No. 30 fronts 65.10 feet on the northeasterly margin of Navaho Trail and extends back between lines 117.0 feet on the northwesterly line and 129.13 feet on the southeasterly line to a line on the rear on which it measures 66.22 feet.

BEING the same property conveyed to Douglas O. Gaines from R. E. Potter, Inc. by deed of record in Book 5405, Page 353, Register's Office for Davidson County, Tennessee.

VALLeria R. Gaines joins this conveyance to transfer whatever marital rights she may have.

FOR and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated March 13, 1979, and filed for record March 14, 1979, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5405, Page 356, and note of even date thereby secured, in the original principal amount of $38,950.00, payable to Western Pacific Financial Corporation, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

THE grantee further hereby assumes the obligations of Douglas O. Gaines under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

THE escrow account and insurance to be transferred to Grantees.

THE Plan of record in Book 5050, Page 39, said Register's Office, shows an Owner's Certificate a 20 foot minimum building setback line from Navaho Trail and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot.

THIS conveyance is subject to Restrictive Covenants of record in Book 5040, page 357, said Register's Office-

This is unimproved ( ) improved (X) property, known as 4028 Navaho Trail, Nashville, Tennessee 37211
(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 26th. day of June, 19 80

Douglas O. Gaines

Douglas O. Gaines

Valleria R. Gaines

Valleria R. Gaines

BOOK 5618 PAGE 267

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas O. Gaines and wife, Valleria R. 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 Nas-ville, Tennessee, this 26th. day of June 19 80

Commission expires 7/19/81

Grace W. Floyd
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

Douglas O. Gaines and wife, Valleria R. Gaines

TO

Kenneth Howard Holland and wife, Lois Mae Holland

F 95305

IDENTIF. REFERENCE

JUN 27 12 04 PM '80

FELIX Z. GILSON REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5618 PAGE 268

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		44352.38-	CO	
		115.44	CO TX	
		.50	PRFEE	
		6.00	WDEED	
			CHECK	121.94-
6665A	06/27/80	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9 5 3 0 5

IDENTIF. REFERENCE

JUN 27 12 04 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 765057