8094 12/08 125.00- CHECK

BOOK 5687 PAGE 197

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$45, 645.94 + Walter J. Overton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th. DAY OF December 1980.

Gene W. Floyd
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
Walter J. Overton (NAME)	First Family Mortgage Corp. of Florida (NAME)	60-2
3211 Vailview Drive (STREET ADDRESS OR ROUTE NUMBER)	1035 Havens Court Caller # 1492 (STREET ADDRESS)	60
Nashville, Tn. 3720/ (CITY) (STATE) (P. O. ZIP)	Downers Grove, Ill. 60515 (CITY) (STATE) (ZIP)	12DZ-28860

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, Horace Gaines and wife, Martha L. Gaines

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter J. Overton

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, Being Lot No. 509 on the Plan of Section III, Parkwood Estates, as of record in Book 3300, page 31, Register's Office for said County.

SAID Lot fronts 75 feet on the north side of Vailview Drive and runs back 116.4 feet on the west line and 139.9 feet on the east line to a dead line in the rear, which is a broken line, on which it measures 107 feet.

BEING the same property conveyed to Horace Gaines and wife, Martha L. Gaines by deed from Betty J. Davis Lyons of record in Book 5449, page 159, Register's Office for Davidson County, Tennessee.

THE Grantees hereby assume and agree to pay the first mortgage held by First Family Mortgage Corp. of Florida of record in Book 5449, page 162, Register's Office for Davidson County, Tennessee. The original Grantee was Dobson & Johnson, Inc. and the original principal amount was $41,000.00 executed June 8, 1979 and filed for record June 13, 1979. The insurance and escrow account is to be transferred to the Grantees.

THIS conveyance is subject to Restrictive Covenants of record in Book 3313, page 402 and Book 3616, page 269, Register's Office for Davidson County, Tennessee.

THE Plan of record in Book 3300, page 31, said Register's Office shows an Owner's Certificate a 30 foot minimum building setback line from Vailview Drive and a 10 foot easement for public utility purposes along the north rear line(s) of said lot. There is a 2.5 X 25 foot utility anchor easement located on the West front corner of said lot.

THIS conveyance is subject to a lien for Sanitary Sewage System in Parkwood Estates retained in Book 3313, page 402.

This is unimproved ( ) improved (X) property, known as 3211 Vailview Drive, Nashville, Tennessee 37207
(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 hand s this 5th. day of December, 19 80

Horace Gaines — Martha Gaines

Horace Gaines — Martha L. Gaines

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Horace Gaines and wife, Martha L. Gaines

the 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 5th. day of December

Commission expires 7/19/81

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 Horace Gaines and wife, Martha L. Gaines

TO Walter J. Overton

G 20615

IDENTIF. REFERENCE

Dec 8 10 03 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			45654.54- CO	
			118.56 CO TX	
			.50 MISC	
			6.00 PRFEE	
			C-CC	165.06-
			8594A12/08/80 CHG	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2.0.6 1.5

IDENTIF. REFERENCE

Dec 8 10 03 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 795914