FILE BOX 3

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,900.00

Earl Davis III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 1983

Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

BOOK 6136 PAGE 702

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 295 PLUS PARK BOULEVARD, SUITE J — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl Gaines, III	Dominion Bancshares Mortgage Corporation	MAP 91-12
(NAME)	(NAME)	
805 45th Avenue, North	9900 Main Street	PARCEL 46
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	Fairfax, Virginia 22031	12W-38110
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Darce F. Sullivan and David Ray Hays as Tenants in Common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl Gaines, III and wife, Vanessia C. 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 Nos. 104, 106, and 108, Block 61, Plan 1 of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

SAID Lot Nos. 104, 106, and 108 front 25 feet each on the westerly side of 45th Avenue, North, formerly 4th Street and run back between parallel lines 110 feet to an alley. Lot No. 108 is bound on the north by an alley 25 feet wide.

BEING the same property conveyed to Darce F. Sullivan and David Ray Hays, tenants in common, of record in Book 6071, Page 763, Register's Office said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (XX) property, known as 805 45th Avenue, North (House Number) (Street) Nashville, TN 37209 (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 heir 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 covey 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 12TH day of SEPTEMBER, 1983

Darce F. Sullivan

David Ray Hays

CHECK 09/15 76.44 7450

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6136 PAGE 703

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darce F. Sullivan and David Ray Hays

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 12TH day of SEPTEMBER, 1983.

Commission expires 10-20-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 bargainer, and corporation, and that (he) / (they) as such _____ and _____, being authorized so to do, execute 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

H 7 3 6 3 6

IDENTIF. T REFERENCE

SEP 15 10 34 AM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Darce F. Sullivan

TO

Earl Gaines, III

RETURN TO:

SOUTHERN ESCROW COMPANY
295 Plus Park Boulevard
Suite J
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6136 PAGE 704

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
			26900.00- CO	
			69.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	76.44-
7450A09/15/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 73636

IDENTIF. REFERENCE

SEP 15 10 34 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 978741