This Instrument Prepared By:
Douglas A. Brace
Ortale, Kelly, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

Book 360

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-11-105	Mr/Mrs Clifford H. Gaines	New Owner BOOK 6560 PAGE 842
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D-24954	7209 Willow Creek Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other goodand valuable considerations, the receipt of which is hereby acknowledged,

JACK W. CROSS and wife, HELEN L. CROSS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CLIFFORD H. GAINES and wife, BARBARA J. GAINES

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 45 on the Plan of Valley West, Section III, as of record in Book 3500, page 138.

Said Lot fronts 131.33 feet on the easterly side of Willow Creek Drive and runs back 172.34 feet on the northerly line and 168.59 feet on the southerly line to a dead line in the rear, which is a broken line, on which it measures 115.83 feet.

Being the same property conveyed to Jack W. Cross and wife, Helen L. Cross by deed from Martin Construction Company, as of record in Book 4008, page 782.

This conveyance is made subject to restrictions of record in Book 3872, page 59 and to the easements and limitations shown on the Plan of record in Book 3500, page 138.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except 1985 taxes which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 18 day of September, 1985

Jack W. Cross

Helen L. Cross

05/15 365.50- CHECK

9742

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6550 PAGE 843

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Jack W. Cross and wife, Helen L. Cross

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, the 18 day of September, 19 85.

My commission expires: 7-9-89

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF September, 19 85

MY COMMISSION EXPIRES: 7-9-89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JACK W. CROSS AND WIFE

TO

CLIFFORD H. GAINES AND WIFE

37988

IDENTIFICATION REFERENCE

SEP 19 4 04 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Box 36

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6660 PAGE 844

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

100000.00- CONT.
260.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 266.50-
8742A09/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37.988

IDENTIFICATION REFERENCE

SEP 19 4 04 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 174427