WARRANTY DEED BOOK 6812 PAGE 144

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersoville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 26,500.

Brenda S. Fleming
Affiant

SWORN to and subscribed before me on this the 14th day of March, 1986.

Virginia Langford
NOTARY PUBLIC

My Commission Expires: 1/10/89

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
6843 126th Ave, N.E.	Same	83.13
Kirkland, Wa. 98033		398

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, **JEFFREY ALLAN GAINES,** a single person, hereinafter called the **GRANTOR,** has bargained and sold and by these presents, do transfer and convey unto **GREGORY SCOTT GAINES and wife, GINA GAINES,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee and BEING the easterly 33 feet of Lot No. 80 and the westerly 17 feet of Lot No. 81 of Block "J" in the subdivision of the Lindsley Home Place, in the 18th Civil District of Davidson County, Tennessee, a plan of which is of record in Page 92 of Plan Book 2, Chancery Court at Nashville. The property herein conveyed fronts 50 feet on the south side of Russell Street and extends back between parallel lines 160 feet more or less to an alley, in the rear.

BEING the same property conveyed to JEFFREY ALLAN GAINES by Deed from ETTA OLDHAM of record in Book 5936, Page 278, Register's Office for Davidson County, TN.

This is improved property known as 1514 Russell Street, Nashville, Tennessee.

85770

IDENTIFICATION REFERENCE

MAR 25 1 44 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

$215 33/2E 79.40- CHECK

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 hands this 14th day of March, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jeffrey Allen Gaines

JEFFREY ALLEN GAINES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JEFFREY ALLAN GAINES, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 14th day of March, 1986.

Virginia Langford

NOTARY PUBLIC

VIRGINIA LANGFORD NOTARY PUBLIC DAVIDSON COUNTY TN

My Commission Expires: 1/10/89

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

26500.00- CANT
68.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 75.40-
265A03/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85770

IDENTIFICATION REFERENCE

MAR 25 1 44 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 230505