BOOK 6820 PAGE 343

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,461.85

Kevin A. Gains
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March 1986

Notary Public

MY COMMISSION EXPIRES: 10-19-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gullett, Sanford & Robinson, 230 Fourth Avenue North, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin A. Gains (NAME)	Metropolitan Federal Savings and Loan Association (NAME)	75-7-A
14-B 407 Rachel's Court West (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	26
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

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, Marion Thurman ~~and wife Eva M. Thurman~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin A. Gains, Unmarried

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, Tennessee, being Lot No. 14-B, on the Plan of Rachel's Square, Section Two, Zone Lot Division Lots 1,2,3,4,6,7,8,10,11,12,13,14,16,17,18,20&21 as shown on the plan of record in Book 6250, page 539, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Marion Thurman by quitclaim deed from Rachel Square Limited, a joint venture of record in Book 6683, page 419, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Deed of Trust executed by Marion Thurman and wife, Eva M. Thurman to Attorney's Title Company, Inc., Trustee, of record in Book 6722, page 632, Register's Office for Davidson County, Tennessee, to secure to Metropolitan Federal Savings and Loan Association, an indebtedness in the original principal amount of $ 44,000.00, which indebtedness Grantees herey assume and agree to pay.
2. Restrictive covenants contained in instrument of record in Book 6455, page 135, said Register's Office.
3. Matters shown on the plan of record stated hereinabove.
4. Declaration of Covenants, Conditions and Restrictions of Rachel Square, including assessments, as set forth and contained in an instrument of record in Book 6619, page 777, said Register's Office, and Bylaws appended thereto of record in Book 6619, page 782, said Register's Office.
5. Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

CHECK ( ) THIS PROPERTY IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR.

This is ( ) unimproved ( ) improved (XX) property, known as 407 Rachel's Court West (House Number) (Street) Hermitage (P.O. Address) (City or Town) 37076 (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 ~~my~~ my hand ~~as~~ this 3rd day of March, 19 86

Marion Thurman

By: Eleanor M. Lindsey, Attorney-in-fact pursuant to Power of Attorney of record in Book 6240, page 355, Register's Office for Davidson County, T

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6820 PAGE 344

On this 3rd day of March, 1986, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Eleanor M. Lindsey, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Marion Thurman, and acknowledged that she executed the same as the free act and deed of the said Marion Thurman.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3rd day of March, 1986.

Pamela L. Zimmerman
Notary Public

My Commission Expires: 4/17/88

County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____

_____ of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

8 8 4 4 2

TOENTIFT REFERENCE

APR 3 10 29 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

RECEIVED OF _____

FOR _____

BOOK 6820 PAGE 345

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
			123.50	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 130.00-
			9429A04V03/86	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8842

IDENTIFICATION REFERENCE

APR 3 10 29 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 233601