File 1

BOOK 7225 PAGE 766

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 87

Notary Public

MY COMMISSION EXPIRES: November 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee:	MAP-PARCEL NUMBERS
Daniel E. Needham, unmarried (NAME)	City Federal Savings Bank (NAME)	042-15
117 W. Marthonna Road (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	039.00
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Somerset, NJ 08873 (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, Joe R. Gaines, Jr. and wife, Lochiel A. Gaines

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel E. Needham, 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 the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being Lot Nos. 40, 41, 42, and 43 of Block "B" on the Plan of Marthonna, not of record, described according to a survey made by J.A. Mefford, Surveyor, as follows:

Beginning in the eastelrly margin of Exell Road West at a point 575 feet south of the southerly margin of Old Hickory Boulevard, said point being the intersection of the common line of Lots No. 39 and 40, with the easterly line of Ezell Road West and running thence southerly along the easterly margin of Ezell Road West 100 feet; thence easterly at right angles to Ezell Road West 420 feet; thence northerly and parallel to the first course 100 feet; thence westerly 420 feet to the point and place of beginning.

Being the same property conveyed to Joe R. Gaines, Jr. by deed from Thomas E. Stewart and C.C. Mason, of record in Book 4802, Page 800, Register's Office for Davidson County, Tennessee.

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

Lochiel A. Gaines joins in this conveyance for the sole purpose of conveying any marital rights she may have.

This instrument is executed on behalf of Joe R. Gaines, Jr. by Lochiel A. Gaines as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 7225 Page 765, in the Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 117 W. Marthonna Road, Madison, TN 37115
(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 30th day of April, 19 87

Joe R. Gaines, Jr. Joe R. Gaines Jr.
By: Lochiel A. Gaines Lochiel A. Gaines
Lochiel A. Gaines, Attorney-in-fact Lochiel A. 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 Joe R. Gaines, Jr. and wife, Lochiel A. Gaines

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 30th day of April, 19 87.

Notary Public

Commission Expires November 1, 1987

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and 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 2239

FROM
Joe R. Gaines, Jr. and wife,
Lochiel A. Gaines

IDENTIFICATION REFERENCE

TO
Daniel E. Needham, unmarried

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 1 25 PM '87

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 1987 before me personally appeared Lochiel A. Gaines to me known to be the person who executed the foregoing instrument in behalf of Joe R. Gaines, Jr. and acknowledged that she executed the same as the free act and deed of the said Joe R. Gaines through Power of Attorney granted her by the said Joe R. Gaines.

Commission expires: 11/1/87

Notary Public

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
			66000.00- CAMT.	
			190.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	196.90-
			3166A05/05/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22391

IDENTIFI REFERENCE

MAY 5 1 25 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 77795