STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 54203.43

Subscribed and sworn to before me, this the 05 day of June 19 87

Affiant

My commission expires: 1-10-87 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	
SOUTHEAST TITLE of Tennessee, Inc.	
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Horace Gaines	THIRD NATIONAL MORTGAGE COMPANY
3852 LUNN DRIVE	P.O. BOX 2628
STREET ADDRESS NASHVILLE, TENNESSEE 37218	STREET ADDRESS NASHVILLE, TENNESSEE 37219
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO 058-11-0 057.00	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JERRY B. ESPY, A MARRIED PERSON

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO HORACE GAINES AND WIFE, MARTHA GAINES

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 146 on the Plan of Royal Hills, Section 1, of record in Plat Book 4675 at page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jerry B. Espy by deed recorded in Book 6810 at page 769, Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record, and except for a certian Deed of trust for the benefit of THIRD NATIONAL MORTGAGE COMPANY recorded in Book 6810 at page 772, of the Public Records for Davidson County, Tennessee, the unpaid balance of which the Grantee(s) hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantee(s) also jointly and severally hereby assume the obligation of JERRY B. ESPY, A MARRIED PERSON under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
JUN 11 9 51 AM '87

IDENTIFICATION REFERENCE

3 5 3 4 9

THIS IS _____ IMPROVED PROPERTY KNOWN AS 3852 LUNN DRIVE, NASHVILLE, TENNESSEE 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 hand this 05 day of June 19 87

X Jerry B. Espy
Jerry B. Espy

State of Tennessee
County of Davidson

BOOK 7265 PAGE 264

On this 05 day of June, 19 87, before me personally appeared JERRY B. ESPY, A MARRIED PERSON to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

1-10-89

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE,TN 37219

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

RECEIVED OF _____

FOR _____

BOOK 7265 PAGE 265

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
			54203.43- CAFF.	
			151.75 CSTAX	
			.50 PRFEE	
			6.00 WDF D	
			CHECK 113.25-	
			8020A06/11/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.5.3 4 9

IDENTIFI REFERENCE

JUN 11 9 51 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92352