BOOK 7532 PAGE 434

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$63,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF April, 1988.

Notary Public

MY COMMISSION EXPIRES: 5/18/95

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory S. Gaines (NAME)	BarclaysAmerican Mortgage Corp (NAME)	Map 75-6
4228 Sweden Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 31728 (STREET ADDRESS)	Parcel 19
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Charlotte, NC 28231 (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, Virginia McPherson Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory S. Gaines and wife, Gina P. Gaines

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: 84.30

BEING Lot No. 260 on the Plan of Hermitage Estates, Section 2, as of record in Book 3700, page 23, Register's Office for Davidson County, Tennessee.

SAID Lot No. 260 fronts 90 feet on the westerly side of Sweden Drive and extends back between lines measuring 134.91 feet on the southerly line and 134.88 feet on the northerly line to a line in the rear measuring 90.0 feet thereon.

BEING the same property conveyed to Keener H. Jackson and wife, Virginia McPherson Jackson from A. H. Johnson and wife, Malvin Johnson of record in Book 4036, page 733, Register's Office for said County.

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

RUSH

MAY 3 9 16 AM '88
FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 26457

This is unimproved ( ) improved (XX) property, known as 4228 Sweden Drive (House Number) (Street) Hermitage, TN 37076 (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 seised 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 27th day of April, 19 88

Virginia McPherson Jackson

Virginia McPherson Jackson

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STATE OF TENNESSEE ~~Arizona~~ Maricopa County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia McPherson Jackson

(or proved to me on the basis of satisfactory evidence) the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Tennessee~~ Arizona County, Phoenix, this 27 day of April 19 88

My Commission expires 3-6-92

James N. Colter
Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

* (or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at Phoenix Maricopa County Arizona on this the 27th day of April, 19 88

My commission expires 3-6-92

Notary Public

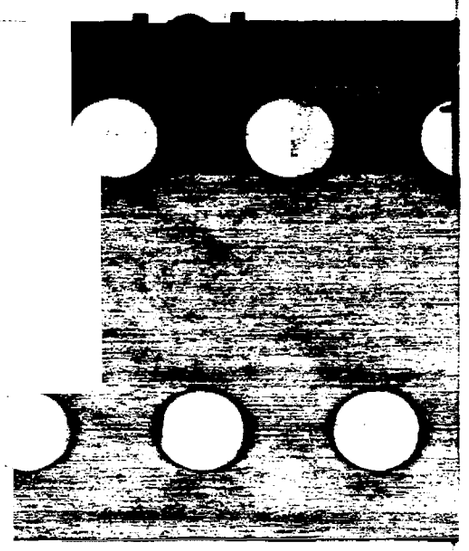
WARRANTY DEED

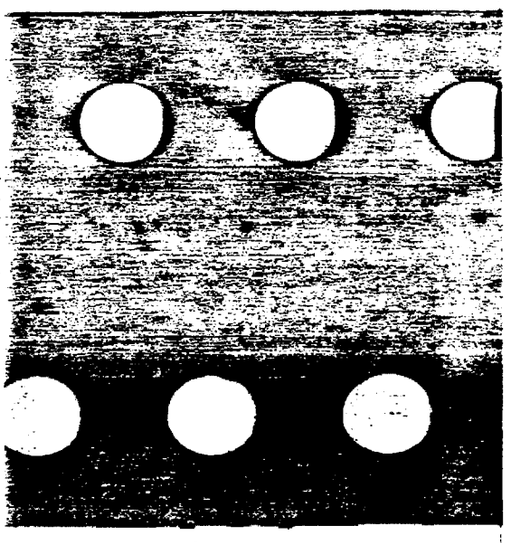
FROM
Virginia McPherson Jackson

TO
Gregory S. Gaines

Gina P. Gaines

Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 63500.00
CON TX 177.80
PRFEE 0.50
WDEED 6.00
TOTAL 184.30
CHECK 184.30

05/03/99 01 09:15 0001 2336

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26457

IDENTIFT REFERENCE

MAY 3 9 16 AM '99

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 86620