BOOK 8185 PAGE 539 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

x Dorothy B. Gainous
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 1990

Cynthia K. Wright
Notary Public

MY COMMISSION EXPIRES: 3-2-93
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
T. LARRY EDMONDSON, 2nd Floor, 808 Broadway, Nashville, TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Jeffrey B. Gainous et ux (NAME)	SAME (NAME)	160-9
5420 Forest Acres Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	004
Nashville, TN 37220 (CITY) (STATE) (P.O. ZIP)	(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~~ I, Roger C. Miller, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey B. Gainous and wife, Dorothy Burchfiel Gainous

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. 83 on the plan of Section Two, Oak Hill Estates, of record in Book 4460, pages 36, 37 and 38, Register's Office for said County.

Said Lot No. 83 fronts 228.00 feet on the northwesterly margin of Forest Acres Drive and extends back 334.39 feet on the northeasterly line and 295.23 feet on the southwesterly line to a dead line in the rear, measuring 308.70 feet thereon.

Being the same property conveyed to Roger C. Miller and wife, Mary Pam Miller by deed from Stuart C. Green and wife, Irma M. Green of record in Book 7501, page 201, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Roger C. Miller by quitclaim deed from Mary Pam Miller of record in Book 7501, page 201, Register's Office for Davidson County, Tennessee.

53604

IDENTIFICATION REFERENCE

AUG 30 11 30 AM '90

FELIX Z. WILSON, CLERK & REGISTER
DAVIDSON COUNTY, TN

4894 08/30 0101 03CHECK 548.20

This is unimproved / improved XX property, known as 5420 Forest Acres Drive (House Number) (Street) Nashville (P.O. Address) (City or Town) 37220 (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 hand this 28th day of August, 1990

Roger C. Miller
ROGER C. MILLER

BOOK 8185 PAGE 540

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Cynthia F. Medlin, a Notary Public in and for said County and State, the within named Roger C. Miller

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

Witness my hand and official seal at Nashville, Tennessee, this 28th day of August, 1990.

Cynthia F. Medlin
Notary Public

Commission Expires 3-27-93

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

FROM

Roger C. Miller, an unmarried person

TO

Jeffrey B. Gainous and wife, Dorothy Burchfiel Gainous

ATTORNEYS TITLE™ A Minnesota Title Company

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 8185 PAGE 541

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
164000.00
CON TX 541.20
PRFEE 1.00
WDEED 6.00
TOTAL 548.20
CHECK 548.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4894

5.3.6.0.4.

IDENTIFICATION REFERENCE

AUG 30 11 30 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 351273