WARRANTY DEED BOOK 8308 PAGE 475

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ [illegible]
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 1991
Deputy Register

VALUE IS
RE ME
, 1991

MY COMMISSION EXPIRES: [illegible]
(affix seal)

THIS INSTRUMENT WAS PREPARED BY
Ronald K. Nevin, Attorney at Law, 2108 Parkway Towers, Nash TN 37219

NAME/ADDRESS PROPERTY OWNER:	PROPERTY TAXES TO:	MAP-PARCEL NO.
Gina P. Gaines	SAME	
204 Rolling Mills Road		75-31
Old Hickory, Tenne. 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, WE, Guy Henderson Cowgill, unmarried, by Ronald K. Nevin, Guardian HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 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:

LYING and being in the 4th Civil District of Davidson County, Tennessee, and being Tract No. 2 of an unrecorded survey made by John S. Perry, Surveyor of Wilson County, Tennessee, on July 28, 1948, and according to said survey, described as follows:

Tract No. 2: **BEGINNING** on an iron pipe at northeast corner of this tract, at southeast corner of Tract No. 1, Miss Lenna Cowgill's west boundary line; running thence North 59 1/2 degrees West 320.8' to an iron pin in the center of Hadley's Bend Road, the southwest corner of Tract No. 1; thence South 1/4 degrees East 125.2' to an iron pin in the center of said road, Mrs. Jesse Johnson's northwest corner; thence north side of an old cedar corner post; the north boundary line of Mrs. Jesse Johnson's Home Tract and Miss Lenna Cowgill's southwest corner; thence North 32 degrees East 112.7' to the beginning, and containing 0.72 of an acre, more or less.

BEING the same property conveyed to Guy Henderson Cowgill by deed from Lenna Cowgill, unmarried of record in Book 1636, page 303, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

This is unimproved property, known as 4211 Hermitage Road
Nashville, Tennessee

TO HAVE AND TO HOLD the the said tract or parcel of land, with the appurtenances, estate, title and interest there to 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS my Hand This 13th day of March, 1991

Guy Henderson Cowgill by Ronald K. Nevin
GUY HENDERSON COWGILL, BY RONALD K. NEVIN, GUARDIAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named, Ronald K. Nevin

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 _____ day of March, 1991.

Lyanne Ewart Notary Public

My commission expires 3-8-92

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared

_____

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

_____

of the _____ a corporation, and that he as such _____ 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 _____, Tennessee, this _____ day of _____, 19__.

_____ Notary Public

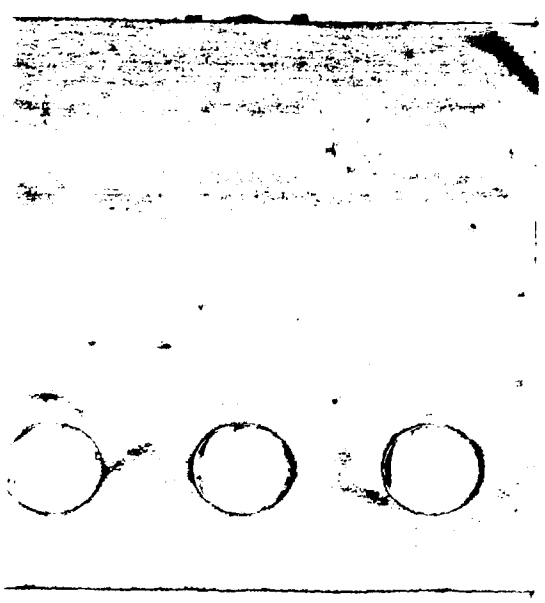
My commission expires _____

98697

IDENTIFICATION

PICK-UP

3030 03/13 0101 03CHECK 41.65



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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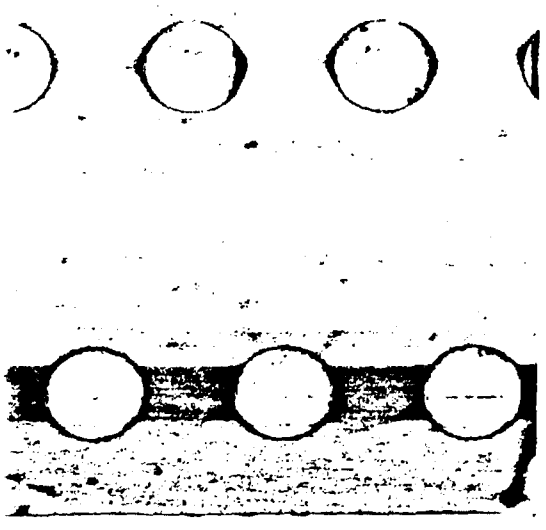
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 10500.00
CON TX 34.65
PRFEE 1.00
WDEED 6.00
TOTAL 41.65
CHECK 41.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/13/91 01 08:31 0001 3030



98697

IDENTIF. REFERENCE

MAR 13 8 29 AM '91

DAVIDSON COUNTY TN

No. 403826