BOOK 8402 PAGE 332

Prepared by:
Monica D. Edwards, Esq.
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP 81-14**
Sharon Gaines	SAME	Parcel 43
2406 Scovel Street		11W-00105
Nashville, TN 37208		

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF **TWENTY EIGHT THOUSAND FIVE HUNDRED ($28,500.00) DOLLARS, RUTH E. DENNIS,** (a single individual) GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said **SHARON GAINES,** (a single individual) GRANTEE herein, her heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

BEING Lot 42 on the plan of Bransford Realty Co.'s subdivision of Lot's Nos. 1-10 inclusive and other lots in Mrs. E.S. Clark's subdivision as of record in Book 421, Page 90, Register's Office for Davidson County, Tennessee.

SAID Lot 42 fronts 35 feet on the northerly side of Madison Street, and runs back between parallel, 150 feet to an alley.

BEING the same property conveyed to Ruth E. Dennis, by deed from George W. Gore, Jr. and Pearl W. Gore, Co-Conservators of the estate Frankie C. Hambrick, of record in Book 5704, Page 757, Register's Office for Davidson County, Tennessee.

This is improved property known as 2406 Scovel Street, Nashville, Tennessee 37208.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized an possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. And she does further covenant and bind herself, her heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns against the lawful claims of all persons, whomsoever.

3249 3.

IDENTIFICATION

JUL 22 1 25 PM '91

3623 07/22 0101 03CHECK 112.45

WITNESS my hand this 19 day of July, 1991.

Ruth E Dennis
RUTH E. DENNIS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RUTH E. DENNIS**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 19th day of July, 1991.

Monica D. Edwards
NOTARY PUBLIC

My Commission Expires: 11/27/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

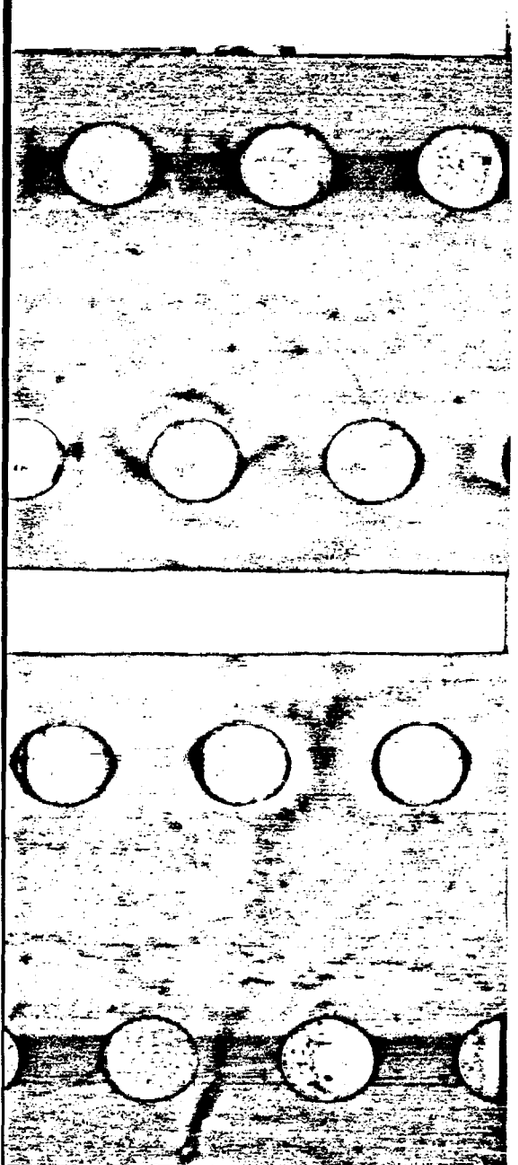
The actual consideration for this transfer or value of property (whichever is greater) is **TWENTY EIGHT THOUSAND FIVE HUNDRED ($28,500.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

Hilda C Daines
AFFIANT

SWORN to and SUBSCRIBED before me this 19th day of July, 1991.

Monica D Edwards
NOTARY PUBLIC

My Commission Expires: 11/27/93



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 28500.00
CON TX 105.45
PRFEE 1.00
WDEED 6.00
TOTAL 112.45
CHECK 112.45

07/22/91 01 13:26 0001 3623

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32493.

IDENTIFICATION REFERENCE

JUL 22 1 25 PM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 442610