BOX 23

File No:8485-3

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Address New Owner:	Send Tax Bills To:	Map/Parcel
James G. Gaines, etux	Same	Map 162-1
397 ASHGROVE DR.		Parcel 41
NASHVILLE, TN 37211		

WARRANTY DEED

FOR AND IN CONSIDERATION 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, SHERRIE JEAN FRAZIER CARUTHERS and LINDA FRAZIER HOSSE (heirs of Irene Frazier), hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto JAMES G. GAINES and wife, NANCY E. GAINES, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Addition to Southwood, of record in Book 2900, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 183.24 feet on the southwesterly margin of Tusculum Road and extends back between lines measuring 336.98 feet on the northwesterly side, said line being a broken line, and 274.96 feet on the southeasterly side to a dead line in the rear on which it measures 185.41 feet.

BEING THE SAME PROPERTY conveyed to Charles W. Frazier and wife, Irene Frazier, by deed from Bacoga, Inc. of record in Book 3160, Page 549, said Register's Office. The said Charles W. Frazier died (intestate) on September 29, 1986, and was survived by his wife, Irene Frazier, who acquired said property as surviving tenant by the entirety, and remained unmarried to the date of her death (intestate) on March 21, 1990; they were continuously married from November 22, 1960 (date of deed) to September 29, 1986 (date of his death). The subject real property passed to their sole heirs at law and issue, namely Sherrie Jean Frazier Caruthers and Linda Frazier Hosse, under the Tennessee state laws of descent and distribution concerning intestate succession. This property is not the principal place of residence of either of the Grantors or their respective husbands.

THIS PROPERTY is conveyed subject to all matters shown on Plat of record in Book 2900, Page 65, said Register's Office; Restrictions and Easements as contained in Book 3000, Page 363, said Register's Office; Easement(s) to Metropolitan Government of Nashville and Davidson County, of record in Book 6335, Page 995, said Register's Office; any easements; and to all applicable local government planning, building and zoning regulations.

THIS IS improved property known as 281 Tusculum Road, Antioch, Tennessee. Property and improvements sold in "AS IS" condition.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said JAMES G. GAINES and wife, NANCY E. GAINES, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves. their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WHENEVER 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 our hands on this 9 day of October, 1991.

Sherrie Jean Frazier Caruthers
SHERRIE JEAN FRAZIER CARUTHERS

Linda Frazier Hosse
LINDA FRAZIER HOSSE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

James B. Gainer
AFFIANT

Sworn to and subscribed before me this 25 day of October, 1991.

David C. Clark
NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherrie Jean Frazier Caruthers 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 Thompson Station, Tennessee, this 9 day of October, 1991.

David C. Clark
NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Frazier Hosse, 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, Tennessee, this 9 day of October, 1991.

NOTARY PUBLIC

My commission expires: 5/22/93.

This instrument was prepared by:
David Coleman, Attorney
9000 E. Church St. B-102
Brentwood, TN 37027

5.7.165

IDENTIFICATION REFERENCE

OCT 25 4 14 PM '91

6138 10/25 0101 03CHECK 158.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8471 PAGE 640

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

CAMT 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 9.00
TOTAL 158.00
CHECK 158.00

10/25/91 01 16:14 0001 6138

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.7.165.

IDENTIFICATION REFERENCE

Oct 25 4 14 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TENN.

No. 470845