FILE BOX 30

BOOK 8537 PAGE 576

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 12,500.00

Subscribed and sworn to before me, this the 27 day of January 19 92

My commission expires: (Affix Seal)

Affiant

Notary Public

My Commission Expires Nov. 27, 1993

WARRANTY DEED

Prepared by: ~~SOUTHEAST TITLE of Tennessee, Inc.~~ ~~2815674~~
Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
David C. Braunscheidel	OWNER
3021 Wilford Pack Court	
STREET ADDRESS	STREET ADDRESS
Antioch, TN 37013	
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO 64-11-A 36CO	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Gina P. Gaines

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Dave Braunscheidel (individually) d/b/a D.B. Construction

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 36 on the Plan of Caleb Chase, A Planned Unit Development, of record in Plat Book 6250 at page (s) 821 and 822, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Gina P. Gaines by Quitclaim Deed of record in Book 8448 page 90, Register's office for said County.

This conveyance is subject to taxes for the year 1992 and subsequent years, easements and restrictive covenants of record.

Greg Gaines, Husband of Gina P. Gaines joins in the execution of this instrument for the purpose of conveying all his marital interest.

80024

IDENTIFICATION REFERENCE

JAN 29 12 46 PM '92

REGISTER'S OFFICE DAVIDSON COUNTY, TN

THIS IS UN IMPROVED PROPERTY KNOWN AS 507 North Club Court, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 27 day of January 19 92

Gina P. Gaines

Greg Gaines

State of Tennessee
County of Davidson

BOOK 8537 PAGE 577

On this 27 day of January, 19 92, before me personally appeared Gina P. Gaines & Greg Gaines to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 27, 1993

Notary Public

State of Tennessee
County of _____

On this 27 day of January, 19 92, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

1788 01/29 0101 03CHECK 53.25

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8537 PAGE 578

CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED
QC QUIT CLAIM DEED
REL RELEASE
UCC UNIFORM COMMERCIAL CODE
MISC MISCELLANEOUS
COTx STATE TAX CONVEY
MOTx STATE TAX MORT
PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 12500.00
				CON TX 46.25
				PRFEE 1.00
				WDEED 6.00
				TOTAL 53.25
				CHECK 53.25

01/29/92 01 12:49 0001 0768

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80024

IDENTIFICATION REFERENCE

JAN 29 12 46 PM '92

DAVIDSON COUNTY, TN

No. 497122