FILE BOX 30

BOOK 8596 PAGE 345

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 03 day of April 1992

Affiant

My Commission expires: 7/22/95 (Affix Seal)

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #2G15850 Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215	
ADDRESS OF NEW OWNER: David C. Braunscheidel	SEND TAX BILLS TO: BarclaysAmerican/Mortgage Corporation
3021 Wilford Pack Court	5032 Parkway Plaza Blvd., Bldg. 8
STREET ADDRESS Antioch, TN 37013	STREET ADDRESS Charlotte, NC 28217
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 64-11-A-82	

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 82 on the Plan of Caleb Chase, A Planned Unit Development, of record in Plat Book at page , 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 486 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.

99814

IDENTIFICATION REFERENCE

APR 8 9 29 AM '92

DAVIDSON COUNTY, TN

8420 04/08 0101 03CHECK 66.20

THIS IS IMPROVED PROPERTY KNOWN AS Caleb Chase Subdivision, Lot 82, 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 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 03 day of April, 1992

Gina P. Gaines

Greg Gaines

1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Davidson

On this 03 day of April , 1992 , before me personally appeared Gina P. Gaines and husband, 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: 7/22/95

Notary Public

State of Tennessee
County of

On this 03 day of April 03, , 1992 , 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 their free act and deed.

Witness my hand and official seal.
My Commission expires:

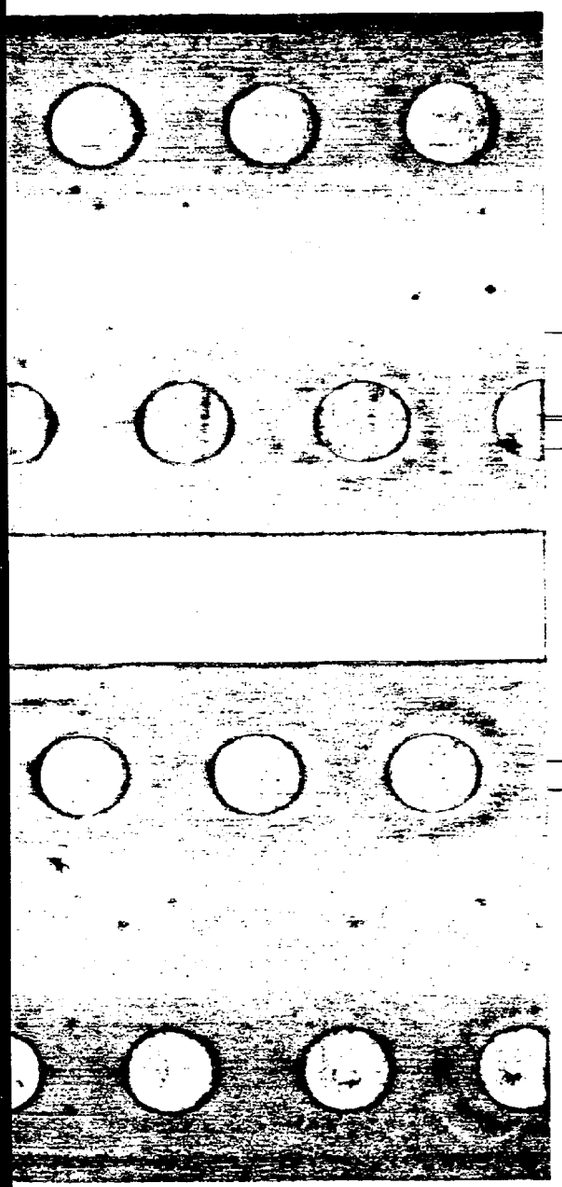
Notary Public

WARRANTY DEED

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 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 16000.00
CON TX 59.20
PRFEE 1.00
WDEED 6.00
TOTAL 66.20
CHECK 66.20

04/08/92 01 09:28 0001 8420

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99814.

IDENTIFI REFERENCE

APR 8 9 23 AM '92

E. A. C. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 519300