THIS INSTRUMENT PREPARED BY: RONALD B. BUCHANAN, Attorney at Law
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

Mail address of New owner

MAP 43-2
PARCEL 142

SEND TAX BILLS TO:
Mr. Johnny E. Gaines, Jr.
1004 Snow Avenue
Madison, TN 37115

BOOK 8669 PAGE 174

FROM:

JOHNNY E. GAINES, JR.

TO:

RONALD B. BUCHANAN, TRUSTEE

AND

FROM:

RONALD B. BUCHANAN, TRUSTEE

TO:

JOHNNY E. GAINES, JR.,
and wife, JAMA K. GAINES

## QUITCLAIM DEED TO CREATE JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

FOR AND IN CONSIDERATION of the mutual covenants contained herein (and no monetary consideration) and for the express purpose of making a re-conveyance to create a joint tenancy with the right of survivorship, I, JOHNNY E. GAINES, JR., by these presents do hereby quitclaim and convey unto RONALD B. BUCHANAN, TRUSTEE, his successors and assigns, the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Map of Farview, as of record in Book 1835, page 131, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Johnny E. Gaines, Jr., a single person, by deed from Joe Allen Lambert and wife, Barbara Jane Lambert, of record in Book 6389, page 809, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1004 Snow Avenue, Madison, TN

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said RONALD B. BUCHANAN, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto JOHNNY E. GAINES, JR., and wife, JAMA K. GAINES, as joint tenants with the right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 10th day of July, 1992.

Johnny E. Gaines Jr.
JOHNNY E. GAINES, JR.

Ronald B. Buchanan Trustee
RONALD B. BUCHANAN, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is no dollars ($-0-) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ronald B. Buchanan
AFFIANT

Sworn to and subscribed before me,
this 22nd day of June, 1992.

Candace Finch
NOTARY PUBLIC

My Commission Expires: 12/25/93

2.5213

IDENTIF. TREFERENCE

JUL 6 11 46 AM '92

ELIZABETH WILSON REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared JOHNNY E. GAINES, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Madison, Tennessee, this 6th day of July, 1992.

My Commission Expires 3/26/94

Janetta H. Groves
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE )
COUNTY OF SUMNER )

3841 07/06 0101 03CHECK 8.00

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared RONALD B. BUCHANAN, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville, Tennessee, this 22nd day of June, 1992.

Candace Finch
NOTARY PUBLIC

My Commission Expires: 12/25/93