This Instrument Prepared By:
CATHERINE C. HERSHEY
Law Offices of
ROBERT L. CALLIS
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 8815 PAGE 439

ADDRESS NEW OWNER:
CHRISTOPHER R. GAINES and CAROL GAINES
136 General Jackson Lane
Hermitage, Tennessee 37076

SEND TAX BILL:
To Owner

MORTGAGEE:
ERNEST L. ALLEN
105 Joe Pyron Court
~~Madison, TN 37115~~

MAP AND PARCEL:
MAP 064-16-0-A
PARCEL 136
FB# 4D-89737

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, ERNEST L. ALLEN and wife, MARY L. ALLEN, hereinafter called the GRANTORS, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto CHRISTOPHER R. GAINES and wife, CAROL GAINES, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 136 on the Plan of Resubdivision of Jackson Meadows, Phase I, as of record in Plat Book 6900, Page 527, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jackson Meadows, a horizontal property regime established by Master Deed of record in Book 7433, Page 236, amended in Book 7434, Page 642, said Register's Office.
>
> Being the same property conveyed to Ernest L. Allen and wife, Mary L. Allen by deed from Harold Rosen and Adib Ghobrial of record in Book 6121, Page 130, said Register's Office.

This is improved property known as #136 General Jackson Lane, Hermitage, TN 37076.

This conveyance is made subject to the following:

1. Covenants, Conditions, Restrictions, and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for Jackson Meadows, of record in Book 7433, Page 236, and amended in Book 7434, Page 642, both in the Register's Office for Davidson County, Tennessee;

2. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Resubdivision of Jackson Meadows, Phase 1, of record in Plat Book 6900, Page 527, Register's Office of Davidson County, Tennessee; and

3. Storm Water Detention Agreement of record in Book 5861, Page 544, Register's Office of Davidson County, Tennessee.

7.42.45

IDENTIFICATION REFERENCE

DEC 16 1 30 PM '92

DAVIDSON COUNTY, TN

PICK-UP

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said CHRISTOPHER R. GAINES and wife, CAROL GAINES, their heirs and assigns, forever; and we, ERNEST L. ALLEN and wife, MARY L. ALLEN, do further covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind ourselves, and 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of December, 1992.

Ernest L. Allen
ERNEST L. ALLEN

Mary L. Allen by Ernest L. Allen
MARY L. ALLEN , By Ernest L. Allen Attorney-in-Fact for the said Mary L. Allen by Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE)

COUNTY OF WILSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, ERNEST L. ALLEN and wife, MARY L. ALLEN, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 15th day of December, 1992.

Catherine A. Hensley
NOTARY PUBLIC

My Commission Expires: 3/27/93

STATE OF TENNESSEE)

COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 37,500.00.

Helen J. Rust
AFFIANT

Subscribed and sworn to before me on this 15th day of December, 1992.

Catherine A. Hensley
NOTARY PUBLIC

My Commission Expires: 3/27/93

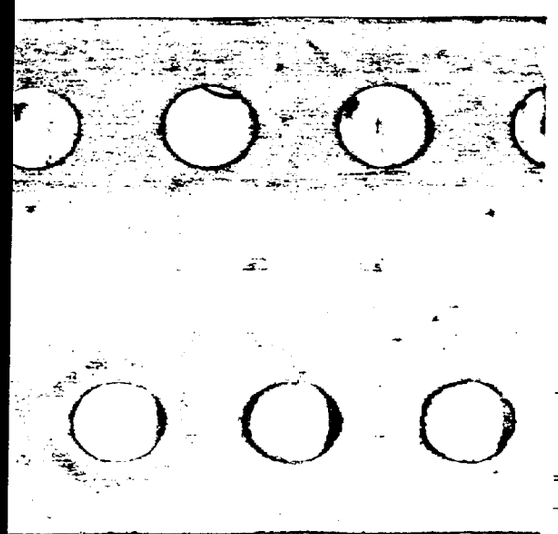
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, ERNEST L. ALLEN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for MARY L. ALLEN, and is authorized by her to execute this instrument on her behalf.

NOTARY PUBLIC

My Commission Expires: 3/27/93

2325 12/16 0101 03CHECK 151.75



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

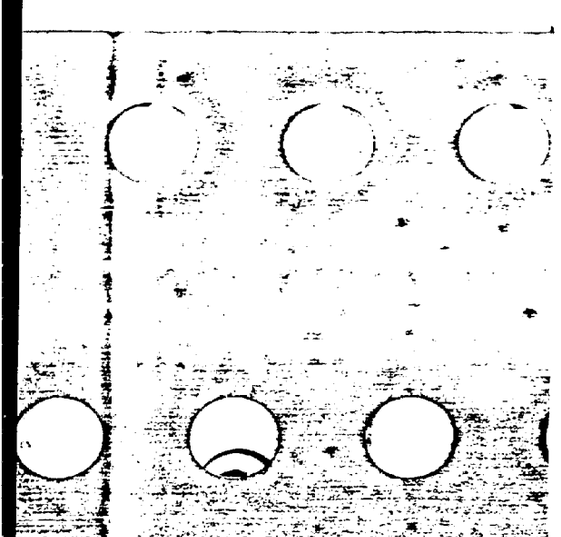
FOR _____

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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 37500.00
				CON TX 138.75
				PRFEE 1.00
				WDEED 12.00
				TOTAL 151.75
				CHECK 151.75
			12/16/92 01	13:28 0001 2325

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



7.4 2.4 5.

IDENTIFICATION REFERENCE

DEC 16 1 30 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 601505