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STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $ 64,500.00
Subscribed and sworn to before me this the 11 day of August 1994

Affiant

Notary Public

My commission expires: My Commission Expires November 20, 1996

(Affix Seal)

# WARRANTY DEED

| Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #4G18326<br>Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215 | |
|---|---|
| ADDRESS OF NEW OWNER:<br>Thomas A. Rhoades | SEND TAX BILLS TO:<br>NationsBanc Mortgage Corporation |
| 292 Spartan Drive | P. O. Box 35140 |
| STREET ADDRESS<br>Nashville, TN 37211 | STREET ADDRESS<br>Louisville, KY 40232 |
| CITY STATE ZIP | CITY STATE ZIP |
| MAP & PARCEL NO. 133-16 137 | |

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,
Glenn Talbot Gainer and wife, Hisako Gainer

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Thomas A. Rhoades, a single person

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 130 on the Plan of Kenilworth Estates, Section One, of record in Plat Book 2900 at page 105 & 106, 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 Glenn Talbot Gainer and wife, Hisako Gainer by Quitclaim Deed of record in Book 9337 page 414, Register's office for said County.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record.

This instrument is executed on behalf of Glenn Talbot Gainer and wife, Hisako Gainer by Richard Howard Gainer, as their Attorney-in-Fact pursuant to a Power of Attorney being placed of record with this instrument.

THIS IS IMPROVED PROPERTY KNOWN AS 292 Spartan Drive, Nashville, TN 37211

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 our hands this 11 day of August, 1994

Glenn Talbot Gainer by
Richard Howard Gainer, Attorney-in-Fact

Hisako Gainer by
Richard Howard Gainer, Attorney-in-Fact



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

State of Tennessee
County of Davidson

On this 11 day of August, 1994, before me personally appeared Glenn Talbot Gainer & Hisako Gainer 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

State of Tennessee
County of

On this 11 day of August 11, , 1994, 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of August, 1994, before me personally appeared Richard Howard Gainer, to me known to be the person who executed the foregoing instrument on behalf of Glenn Talbot Gainer and wife, Hisako Gainer; and acknowledged that he executed the same as the free act and deed of the said Glenn Talbot Gainer and wife, Hisako Gainer.

Witness my hand and official seal.

E. Dianne Coble
Notary Public

My commission expires:

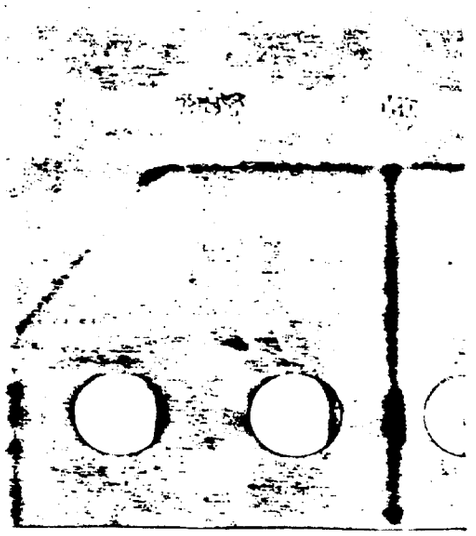
11-20-96

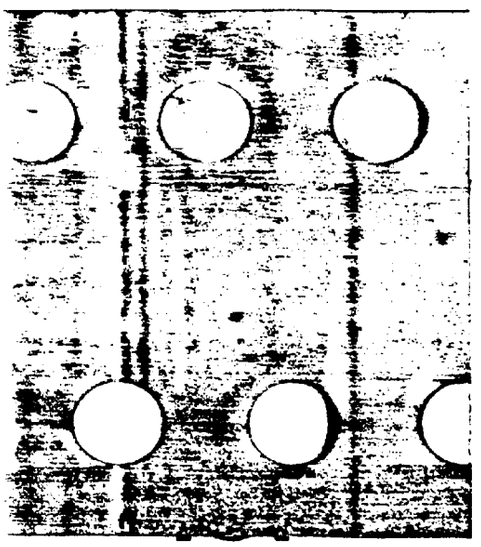
E. DIANNE COBLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 20, 1996

94 AUG 15 AM 10:37
REGISTER
DAVIDSON COUNTY, TN.

715 0101 03 CHECK 247.65

81240
IDENTIF. & REFERENCE





**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 64500.00
CON TX 238.65
PRFEE 1.00
MDEED 8.00
TOTAL 247.65
CHECK 247.65

08/15/94 01 10:37 0001 7984

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

81240
IDENTIF. ↑ REFERENCE

94 AUG 15 AM 10:37
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 824448