STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Jesse Gainous
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF May

Diane M. Gregory
Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

Return To: **THIS INSTRUMENT WAS PREPARED BY**

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse Gainous and	Same as New Owner	43-9-188.00
(NAME) Sylvia Gainous	(NAME)	
(ADDRESS) 400 Cumberland Avenue	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Julia Ann Parker McClanahan and Husband, Glenn F. McClanahan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesse Gainous and Sylvia Gainous, Husband and Wife

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, known as 400 Cumberland Avenue, Madison, Tennessee, and described as follows:

Being the west 1/2 of Lot #4 of Block "H" on the Map of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said part of said Lot #4 fronts 50 feet on the south side of Cumberland Avenue and runs back between parallel lines along the east margin of Bixler Avenue, 165.5 feet to an alley.

Being the same property conveyed to Julie Ann Parker by Quitclaim Deed from Albert D. Parker of record in Book 8460, Page 981, Register's Office for Davidson County, Tennessee.

JULIE ANN PARKER IS THE SAME PERSON AS JULIA ANN PARKER McCLAHANAN

THIS CONVEYANCE IS MADE SUBJECT TO THE 1995 PROPERTY TAXES WHICH GRANTEES HEREIN ASSUME AND AGREE TO PAY.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 1236, PAGE 348 AND BOOK 1510, PAGE 325, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 400 Cumberland Avenue Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 5th day of May, 19 95

Julia Ann Parker McClanahan

Glenn F. McClanahan

Julia Ann Parker McClanahan

Glenn F. McClanahan

BOOK 9670 PG 405

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Julia Ann Parker McClanahan and Husband, Glenn E. McClanahan

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 5th day of May, 19 95.

Commission expires 5/23/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

95 MAY 12 AM 10:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

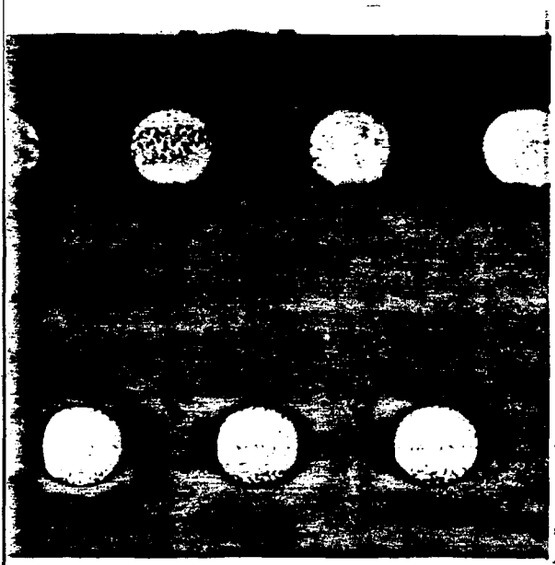
60142

Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM:
Julia Ann Parker McClanahan and
[illegible]

TO:
Jesse Gainous and wife,
Sylvia Gainous



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

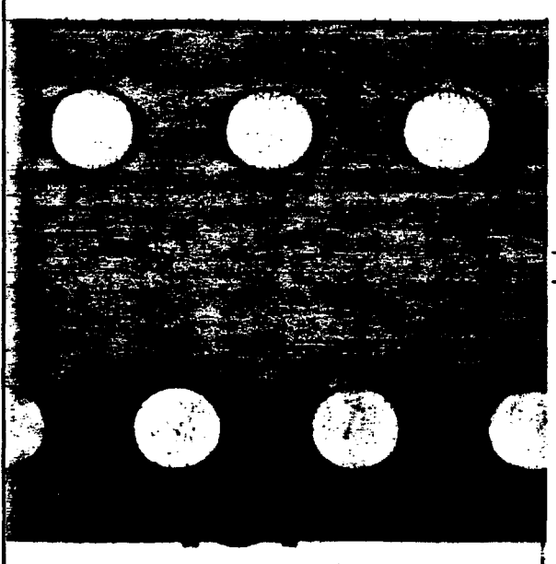
RECEIVED OF _____

FOR _____

BOOK 9670 PG 406

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	50700.00
CON TX	187.59
PRFEE	1.00
MDEED	8.00
TOTAL	196.59
CHECK	196.59

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/12/95 01 10:32 0001 0297

60142
IDENTIF. ↑ REFERENCE

95 MAY 12 AM 10:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 909679