60742

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

BOOK 9671 PG 722

95 MAY 15 AM 11:23

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Judith A. Parks
139 General Jackson Lane
Hermitage, TN 37076

MORTGAGEE:
Chris R. Gaines, et ux
4417 Churchill Place
Old Hickory, TN 37138

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 064-16-0-A
Parcel 136
FB No. 4D-89737

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Chris R. Gaines and wife, Carol Gaines,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Judith A. Parks, a single person,** hereinafter called the Grantee, her 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. 139 on the Plan of Resubdivision of Jackson Meadows, Phase I, according to the Master Deed of record Book 7433, page 236, as amended by Book 7434, page 642, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6900, page 527, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Chris R. Gaines and wife, Carol Gaines, by deed from Brad L. Gaines, unmarried, Harold G. Gaines and wife, Bettye O. Gaines, as of record in Book 9488, page 917, Register's Office for Davidson County, Tennessee.

This is improved property known as 139 General Jackson Lane, Hermitage, TN 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including 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, a Storm Water Detention Agreement of record in Book 5861, page 544, and easements, covenants and conditions as shown on the Plan of record in Plat Book 6900, page 527, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

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 11th day of May, 1995.

Chris R. Gaines
CHRIS R. GAINES

Carol Gaines
CAROL GAINES

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Chris R. Gaines and wife, Carol Gaines**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 11th day of May, 1995.

Teresa L. Hayes
NOTARY PUBLIC

TERESA L. HAYES NOTARY PUBLIC AT LARGE WILSON CO TENN.

My Commission Expires: 1/30/99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 46,000.00.

Joseph A Parks
AFFIANT

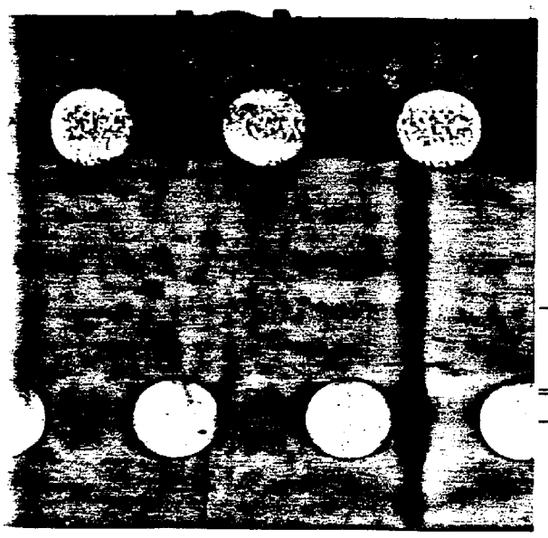
Subscribed and sworn to before me this 11th day of May, 1995.

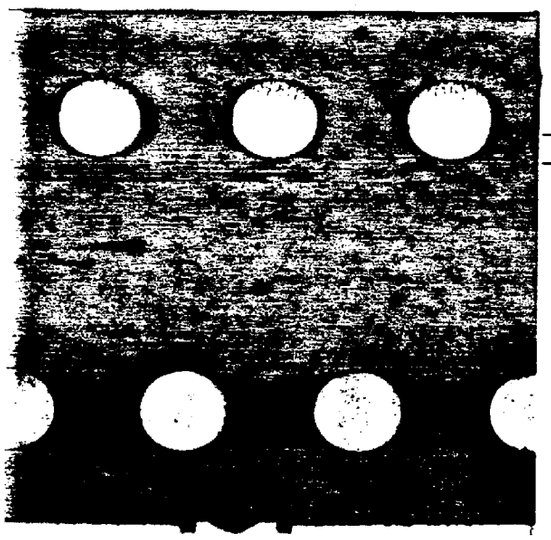
Teresa L. Hayes
NOTARY PUBLIC

TERESA L. HAYES NOTARY PUBLIC AT LARGE WILSON CO TENN.

My Commission Expires: 1/30/99

0992 05/15 0101 03CHECK 186.60





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

RECEIVED OF _____

FOR _____

BOOK 9671 PG 724

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 48000.00
CON TX 177.60
PRFEE 1.00
WDEED 8.00
TOTAL 186.60
CHECK 186.60

05/15/95 01 11:23 0001 0992

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60742
IDENTIF. & REFERENCE

95 MAY 15 AM 11:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 910364