This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9770 PG 226

ADDRESS NEW OWNER:
Pamela J. Gaines and David A. Fagan
3081 Brantley Drive
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First American National Bank
First American Center
Nashville, Tennessee 37237

MAP AND PARCEL:
MAP 150-2
PARCEL 510
2DX03167

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, Steven N. Taylor, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Pamela J. Gaines and David A. Fagan, wife and husband, as tenants by the entirety , 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:

BEING Lot 171-B, Zone Lot Division Lot 171-Resubdivision of Lot 170, 171, & 172 of Harbor Gate-Section 2, Revised as recorded in Book 6200, Page 629 and amended in Book 8250, Page 448, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Steven N. Taylor , by deed from David B. Taylor of record in Book 9513, Page 552, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 6366, Page 494 and Book 8250, Page 448 said Register's Office.

This conveyance is subject to public utility & drainage easement, public utility easement containing a sewer line, drainage easement, gas line easement, and minimum building setback lines, of record in Plat Book 6200, Page 629 as amended in Book 8250, Page 448, said Register's Office.

Subject to the general notes on plat of record in Plat Book 8250, Page 448, Register's Office, Davidson County, Tennessee.

This is improved property known as 3081 Brantley Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Pamela J. Gaines and David A. Fagan, wife and husband, their heirs and assigns, forever; and we, Steven N. Taylor, unmarried 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 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 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 21st day of August, 1995.

Steven N. Taylor
Steven N. Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Steven N. Taylor, unmarried 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 Nashville, Tennessee, this the 21st day of August, 1995.

Diane McClane
NOTARY PUBLIC

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 68,400.00.

Pamela J. Gaines
AFFIANT

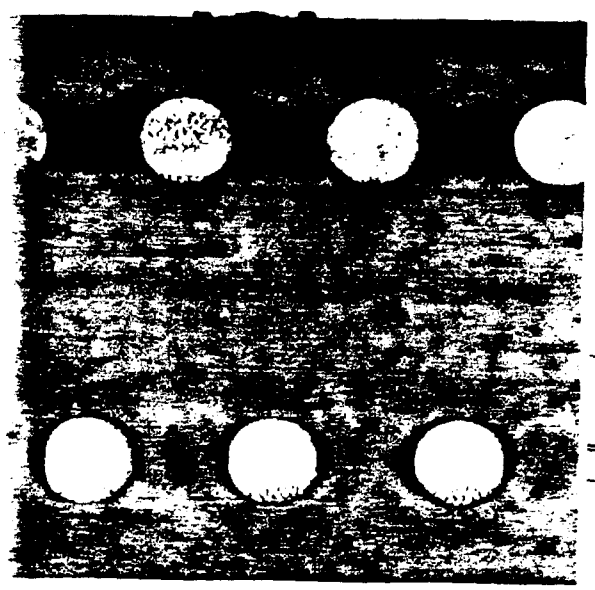
Subscribed and sworn to before me this 21st day of August, 1995.

Diane McClane
NOTARY PUBLIC
My Commission Expires: 9-21-96

0092061
IDENTIF. & REFERENCE

95 AUG 22 PM 3:14
REGISTER
DAVIDSON CO. TN.

95 08/22 0101 03CHECK 262.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

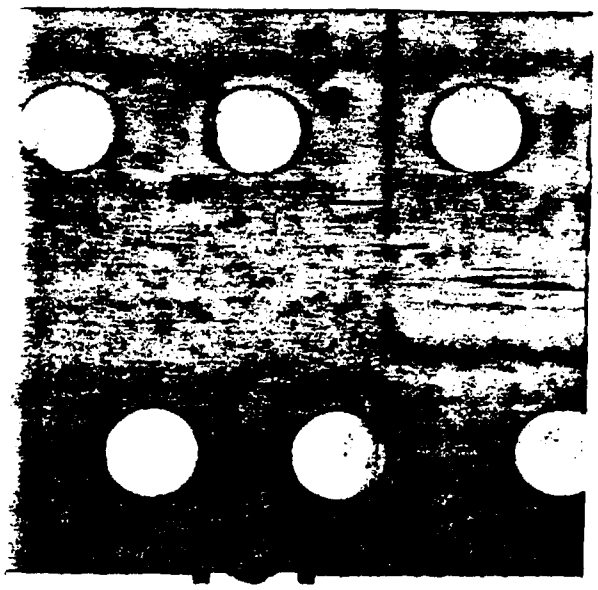
BOOK 9770 PG 228

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 68400.00
CON TX 253.08
PRFEE 1.00
MDEED 8.00
TOTAL 262.08
CHECK 262.08

08/22/95 01 15:14 0001 5285



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00920611
IDENTIF. ↑ REFERENCE

95 AUG 22 PM 3:

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 944239