THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 9934 PG 848

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
BETTY SUE GAINES AND RICHARD ALAN GAINES, MOTHER AND SON	MAP 51-7, PARCEL 19
1010 Gaines Dr.	
Madison, TN 37115	
SEND TAX BILLS TO:	
SAME	

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 29 DAY OF January ,1995.

Richard Alan Gaines
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 29 DAY OF January, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-16-97

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, LEWIS E. GAINES, A MARRIED MAN, hereinafter referred to as GRANTOR, do hereby quitclaim and convey unto BETTY SUE GAINES AND HER SON, RICHARD ALAN GAINES, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, THEIR successors, heirs and assigns, all of MY right, title and interest in and to certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference.

This is improved property known as 1010 GAINES DRIVE, MADISON, TN 37115. SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

DONNA GAINES, wife of Lewis E. Gaines, the Grantor herein, joins in this conveyance for the sole purpose of conveying any right, title and interest she may have in and to the herein described property, marital or otherwise.

WITNESS OUR hands this 29 day of JAN, 1995.

LEWIS E. GAINES

DONNA GAINES

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEWIS E. GAINES AND WIFE, DONNA GAINES, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon 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, on this the 29 day of January, 1995.

notary public

My commission expires: 3-16-97

NOTARY PUBLIC STATE AT LARGE, TENN.

EXHIBIT 'A'

TRACT NO. 1: A tract of land in the 11th Civil District of Davidson County, Tennessee shown lying east of Lot 161, 162, Lot 1 and Lot 2 on the Map of Pleasant Acres, section One, of record in Book 2133, page 60, Register's Office for said County, and described according to a copy of a survey thereof made by Solon & Davis, Engineers, August 19, 1954, as follows:

Beginning at a concrete monument at the northeast corner of Lot No. 2 in the tract of the east margin of Graycroft Road; thence south 86 deg. 45' 17" east 770.72 feet to a point; thence south 3 deg. 54' 31" west 350.79 feet to a point in the north line of the Subdivision of the Beasley Tract, not of record, being a corner of Lot 7 on said plan; thence North 86 deg. 10' 48" west 769.85 feet to a point at the corner of Lot No. 162, and of Lot 1 on said Pleasant Acres Subdivision, Section; thence along the east or rear line of Lots 1 and 2, North 3 deg. 46' 31" east 353.06 feet to the point of beginning, containing 6.49 acres more or less.

Being the same property conveyed to Lewis E. Gaines, by Warranty Deed from Farris C. Bailey, Trustee, of record in Book 2296, page 427, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Beginning at a point on the north margin of Due West Avenue, at a concrete monument in the south line of Lot 7, at the beginning of a curve, northwesterly 39.3 feet to a concrete monument in the westerly line of Lot 7, in the east margin of said 60-foot unnamed street; thence with the margin of said street, northwardly 325 feet to the south line of the land conveyed to Lewis E. Gaines, aforesaid; thence with Gaines' south line, westerly 60 feet to a point, the northeast corner of Lot 6 above referred to; thence with the easterly line of Lot 6, and the westerly margin of said unnamed street, southwardly 325 feet to a concrete monument at the beginning of a curve; thence along said curve, southwesterly 39.3 feet to the northerly margin of Due West Avenue; thence with the margin of the same, easterly 110 feet more or less, to the beginning, it being distinctly understood and agreed that this conveyance to said Lewis E. Gaines is made subject to the rights of the present owners of Lots 6 and 7 above referred to, their heirs, successors or assigns, to the free and uninterrupted use of said strip of land for roadway and street purposes.

Being the same property conveyed to Lewis E. Gaines, by Deed from Ferriss C. Bailey, Trustee, of record in Book 2333, page 197, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE TWO TRACTS OF LAND BUT EXPRESSLY EXCLUDED from the property which is the subject of the herein title opinion are the following two tracts of land:

TRACT NO. 1: A 40-foot easement along the entire north line of Lot No. 2 on the Map of Pleasant Acres, Section One, of record in Book 2133, page 60, said Register's Office, which said easement runs from the northwest corner of the tract of 6.49 acres conveyed to Lewis E. Gaines by Deed of record in Book 2296, page 427, westwardly, along the north line of said Lot 2 , to the easterly margin of Graycroft Road, as set forth and granted to Lewis E. Gaines by said Deed of record in Book 2236, page 427, said Register's Office.

Being the same property conveyed to Ferriss C. Bailey, Trustee, by Warranty Deed from Lewis E. Gaines, of record in Book 2333, page 197, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Being part of an unnumbered tract lying east of certain lots on the Map of Pleasant Acres Subdivision, Section 1, as of record in Book 2133, page 60, Register's Office for said County, being known as Tract No. 1 and part of Tract No. 2 on the unrecorded Map of subdivision of said tract, made by T.R. Sanford, Surveyor, August 27, 1954, for Lewis E. Gaines, and part of a 60-foot strip or roadway fronting on Due West Avenue, lying between Lots 6 and 7 on the unrecorded Map of Subdivision of the Beasley Property, and described as follows:

BOOK 9934PG851

Beginning at a point on the north margin of Due West Avenue, in the south line of Lot 7 of said Beasley Property, at the beginning of a curve at the intersection of said Avenue and said 60-foot strip or roadway above mentioned; thence along said curve, northwesterly 39.3 feet to a concrete monument in the westerly line of Lot 7; thence with the margin of said roadway, northwardly 325 feet to a point in the south line of the land conveyed to said Lewis E. Gaines by Deed of record in Book 2296, page 427, said Register's Office; thence with the north line of said Lot 7, eastwardly 170.8 feet to the northeast corner of Lot 7; thence northwardly 360.79 feet to a point; thence westwardly 170.8 feet to a point; thence southwardly 299.07 feet to a point; thence westwardly 30 feet to a point; thence southwardly 6 0 feet to a point in the south line of the land conveyed to said Gaines by deed in Book 2296, page 427, aforesaid, in the north terminus of said 60-foot roadway; thence along the center line of said roadway, southwardly 350 feet more or less to the north margin of Due West Avenue; thence with the margin of said Avenue, eastwardly 55 feet more or less to the beginning.

Being the same property conveyed to Carson C. Drive, Jr., and wife, Doris Drive, by Warranty Deed from Lewis E. Gaines and wife, Betty Sue Gaines, of record in Book 2336, page 639, Register's Office for Davidson County, Tennessee.

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IDENTIF. & REFERENCE
PICK-UP
96 FEB -1 PM 1:05
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

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