BOOK 10071 PG 222

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,500.00

Bobby K. Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 19 96

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO.

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby K. Nelson (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 75-0
4219 Hermitage Road (ADDRESS)	155 N. Lake Ave.; P.O. Box 7137 (ADDRESS)	PARCEL 18
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Pasadena, CA 91109-7137 (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, Harold G. Gaines and wife, Bettye O. Gaines

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby K. Nelson and wife, Sandra C. Nelson

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:

TRACT I:

A certain tract or parcel of land in Davidson county, State of Tennessee, being a portion of the plan of Cowgill Estate of record in plan Book 421, Page 137, Register's Office for Davidson County, and described as follows, to wit:

BEGINNING in the center of Hadley's Bend Road, the northwest corner of the W. A. Cowgill Tract, running thence south 57 degrees 45 minutes East 275 feet to a cherry tree in the property line between Jessie C. Johnson and W. A. Cowgill; running thence north 1 degree East 185.5 feet to a stake; thence north 57 degrees 45 minutes West 275 feet to the center of the Hadley's Bend Road; thence with the center of said Hadley's Bend Road south 1 degree West 185.5 feet to the point of beginning.

TRACT II:

Lying in the 4th Civil District of Davidson County, Tennessee on the east side of Hadley's Bend Road more particularly described according to an unrecorded survey of John E. Perry, Surveyor for Wilson County, Tennessee, under date of December 1, 1945, as follows:

CONTINUED

unimproved ( )
This is improved (X) property, known as 4219 Hermitage Road, Hermitage, TN 37076
(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 hand s this 30th day of May 19 96

Harold G. Gaines

Bettye O. Gaines

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold G. Gaines and wife, Bettye O. Gaines

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 Nashville, Tennessee, this 30th day of May, 19 96

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and 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

FILE BOX 45

LEGAL DESCRIPTION CONTINUATION

BEGINNING at a cross in the center of the Hadley's Bend Road at James C. Wright and Estelle B. Wright's northwest corner and running thence south 58-1/4 degrees East 267 feet to the northeast corner of the corner post of said James C. Wright and Estelle B. Wright's northeast corner; thence north 1-3/4 degrees West 57-1/2 feet to an iron pin at the southeast corner of Tract No. 2 being a lot reserved by Mrs. Jessie C. Johnson. Thence north 70 degrees West, 230-7/10 feet to the beginning.

TRACT III:

BEGINNING at a cherry tree in the property line where a line running north 57 degrees and 45 minutes west crosses a line running wouth one degree and no minutes west being the southeast corner of James C. Wright's present property; thence 71.5 feet east on a line running north 57 degrees and 45 minutes west to an iron pin; thence 282.5 feet north on a line running south no degrees and 30 minutes west to an iron pin; thence 71.1 feet west on a line running south 89 degrees and 30 minutes east to an iron pin, being the northeast corner of James C. Wright's present property; thence 57.6 feet south on a line running south one degree and 45 minutes west to an iron pin; thence 8 feet east on a line running wouth 57 degrees and 45 minutes east to an iron pin; thence 185.5 feet south on a line running wouth one degree and no minutes west to the beginning.

BEING the same property conveyed to Harold G. Gaines and wife, Bettye O. Gaines by deed from First American Trust Company, N.A., Executor of the Estate of Estelle B. Wright, of record in Book 7554, Page 178, Register's Office for said County.

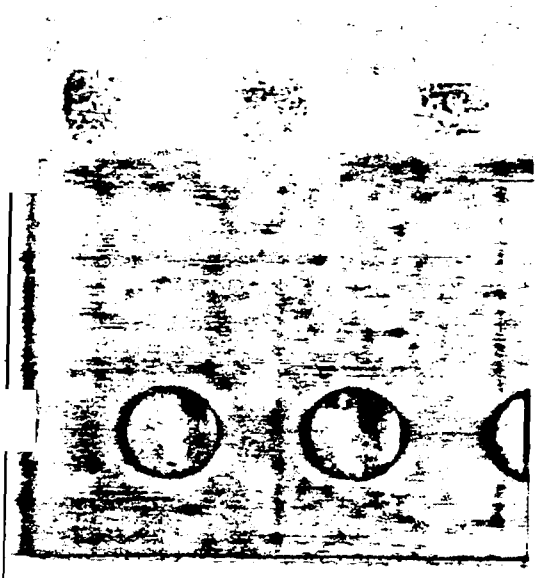
0188146

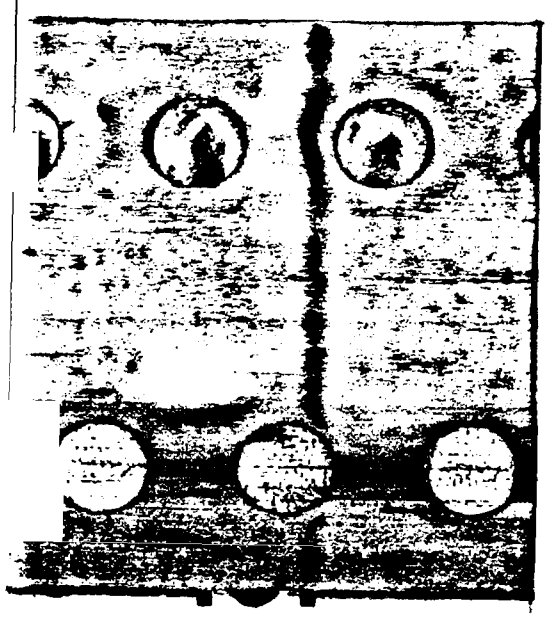
IDENTIFICATION REFERENCE

96 JUN -3 PM 2:40

REGISTER
DAVIDSON COUNTY, TN.

3498 06/03 0101 03CHECK 366.35





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10071 PG 225

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 95500.00
				CON TX 353.35
				PRFEE 1.00
				WDEED 12.00
				TOTAL 366.35
				CHECK 366.35
06/03/96	01			14:45 0001 9498

0188146
IDENTIF. & REFERENCE

96 JUN -3 PM 2:40
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1046385