File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Charles D. Gaylor and Wanda S. Gaylor
804 Musket Trail
Nashville, TN 37217

SEND TAX BILL:
To Owner

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

MAP AND PARCEL:
MAP 135-16A
GROUP
PARCEL 2

WARRANTY DEED

BOOK 10080 PG 35

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, **Homer E. Davis and wife, Betty P. Davis,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Charles D. Gaylor and wife, Wanda S. Gaylor,** 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:

> Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Tracts 8, 9 and 10 of Nashboro Village of record in Book 5200, pages 186-189, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 2 fronts 88.75 feet along the northerly margin of Musket Trail and extends back 107.53 feet on the easterly line and 107.20 feet on the westerly line to a dead line in the rear measuring 131.00 feet thereon.
>
> BEING the same property conveyed to Homer E. Davis and wife, Betty P. Davis by deed from Jim Wells and Associates, as of record in Book 6830, page 122, Register's Office for Davidson County, Tennessee.
>
> The description used in this conveyance is the same as the previous transfer.

This is improved property known as 804 Musket Trail, Nashville, TN 37217.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles D. Gaylor and wife, Wanda S. Gaylor, their heirs and assigns, forever; and we, Homer E. Davis and wife, Betty P. Davis, 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 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 7th day of June, 1996. BOOK 10080 PG 36

Homer E. Davis

Betty P. Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Homer E. Davis and wife, Betty P. Davis**, 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 7th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: JUNE 19, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 245,000.00.

AFFIANT

Subscribed and sworn to before me
this 7th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: JUNE 19, 1999

0190504

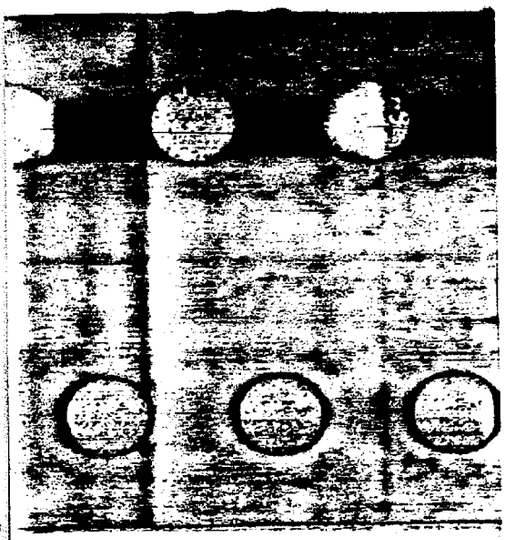
IDENTIF. ↑ REFERENCE

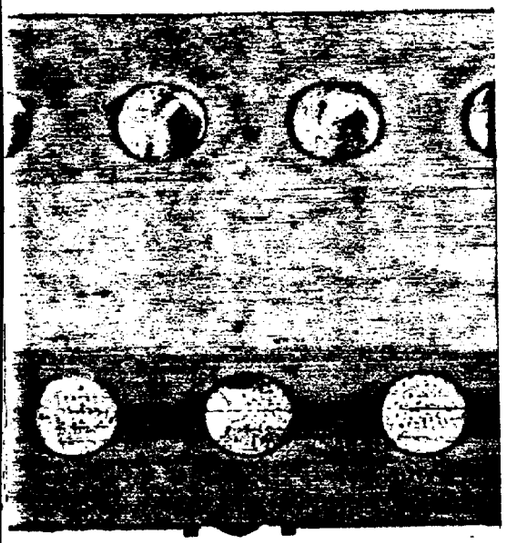
96 JUN -7 PM 2:27

KAY X. WILSON REGISTER
DAVIDSON COUNTY, TN.

C:\WP51\WORK\CLOSINGS\GFA96343.WD

1039 06/07 2101 03CHECK 915.50





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

RECEIVED OF _____

FOR _____

BOOK 10080 PG 37

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 245000.00
				CON TX 906.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 915.50
				CHECK 915.50
			06/07/96 01	14:33 0001 1029

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0190504 IDENTIF. # REFERENCE

96 JUN -7 PM 5:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1048879