BOOK 10090 PG 440

WARRANTY DEED

File Box "7"
Saturn ¢ Mazer
(34645)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

X James V Gainer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: 11/2 8/98
(AFFIX SEAL)

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James V. Gainer, III (NAME)	Nashville Bank of Commerce (NAME)	104-7-113
2801 Belcourt Ave. (ADDRESS)	218 20th Avenue North (ADDRESS)	24W-5790
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Rufus C. Davis and wife, Beverly M. Call Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James V. Gainer, III, Unmarried

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, Tenessee, being Lot No. 1 on Block 3 on the plan of Fairfax Place, of record in Book 547 at pages 137 and 138, Register's Office for said County.

SAID Lot No. 1 on Block 3 fronts 60 feet on the southerly margin of Belcourt Avenue and extends back between parallel lines with the westerly margin of 28th Avenue South 157.13 feet to a dead line.

BEING the same property conveyed to Rufus C. Davis and Beverly M. Call by deed from T. P. Stephens, Jr. of record in Book 8715, Page 285, Register's Office for Davidson County, Tennessee. The said Beverly M. Call now being known as Beverly M. Call Davis.

The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 2801 Belcourt Ave., Nashville, TN 37212
(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 13th day of June, 19 96

Rufus C. Davis
Rufus C. Davis

Beverly M. Call Davis by Rufus C. Davis
Beverly M. Call Davis
Attorney in Fact

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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 Rufus C. Davis and wife, Beverly M. Call Davis

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 13th day of June, 19 96.

Commission expires 11/28/98

Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and 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

State of Tennessee
County of Davidson

4952 06/18 0101 03CHECK 545.50

On this the 13th day of June, 1996, before me personally appeared Rufus C. Davis to me known to be the person who executed the foregoing instrument in behalf of Beverly M. Call Davis as her Attorney in Fact, and acknowledged the he executed the same as the free act and deed of the said Beverly M. Call Davis.

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of June, 1996.

Notary Public

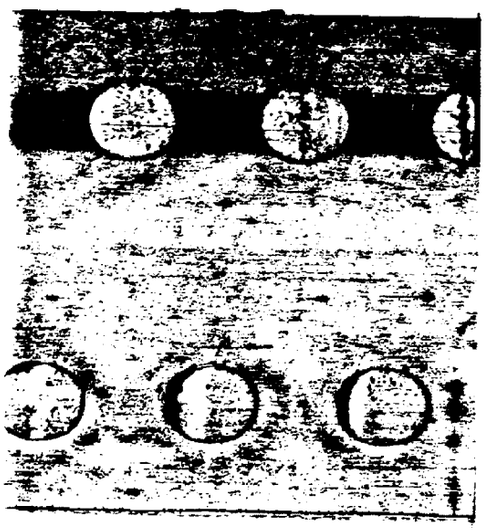
My Commission Expires: 11/28/98

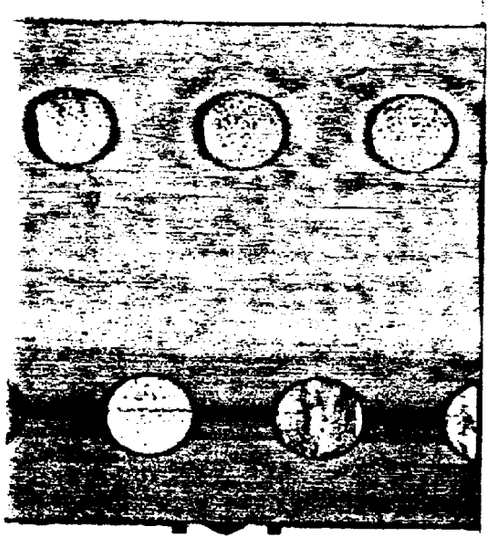
ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

11/28/98

96 JUN 18 PM 2:15
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

0194071
IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10090 PG 442

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	
				145000.00
			CON TX	536.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	545.50
			CHECK	545.50
06/13/96	01		14:17 0001	4952

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0194071
IDENTIFICATION REFERENCE

96 JUN 18 PM 2:15

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1052754