[ADDRESS NEW OWNER:]	[SEND TAX BILL TO:]	[MAP-PARCEL NOS.]
[James L. Peach	] Same	] MAP and PARCEL
[Angela Peach	]	]
[114 General Jackson Lane	]	] 64-16-A-114
[Hermitage, TN 37076	]	]

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 10145 PG 585

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Stanley M. Gaines and Kelly D. Gaines, husband and wife, and Bobby C. Gaines, married** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **James L. Peach, married, and Angela Peach, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 114, on the plan of Jackson Meadow, Phase I, Section I, according to the Master Deed of record in Book 7433, Page 236, as amended by Book 7434, Page 642, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6900, Page 527, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Stanley M. Gaines and wife, Kelly D. Gaines, and Bobby C. Gaines, married, by deed from Security Federal Savings and Loan Association of Nashville, of record in Book 8502, Page 752, Register's Office for Davidson County, Tennessee.

This is property with a common address of 114 General Jackson Lane, Hermitage, TN 37076.

Bobby C. Gaines, married, warrants that he has never lived in said property as a married person.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 6900, Page 527, said Register's office and all matters therein; 3) By-Laws of record in Book 7433, Page 282, said Register's office; 4) Master Deed of record in Book 7433, Page 236, as amended in Book 7434, Page 642, said Register's office; 5) Storm Water Detention Agreement Easement of record in Book 5861, Page 544, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $35,500.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 2nd day of August, 1996.]
[ ]
[My Commission Expires: July 14, 1999 Notary Public]

NOTARY PUBLIC
WILLIAMSON CO., TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **2nd** day of **August, 1996.**

BOOK 10145 PG 586

Stanley M. Gaines
Stanley M. Gaines

Kelly D. Gaines
Kelly D. Gaines

Bobby C. Gaines
Bobby C. Gaines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Stanley M. Gaines and Kelly D. Gaines, husband and wife, and Bobby C. Gaines, married**, with whom I am personally acquainted, or who 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 **2nd** day of **August, 1996.**

E. W. Arnold
Notary Public
My Commission Expires: July 14, 1999

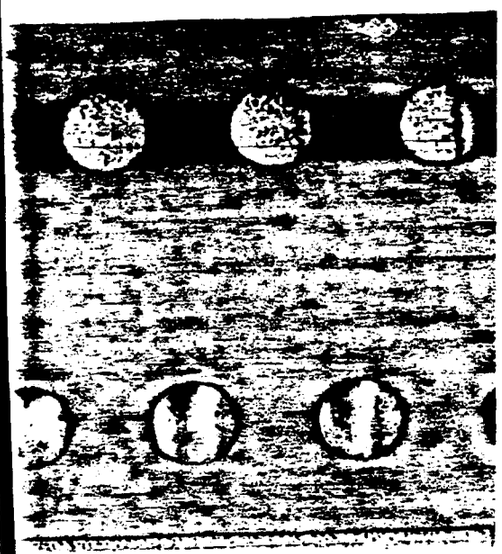
NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

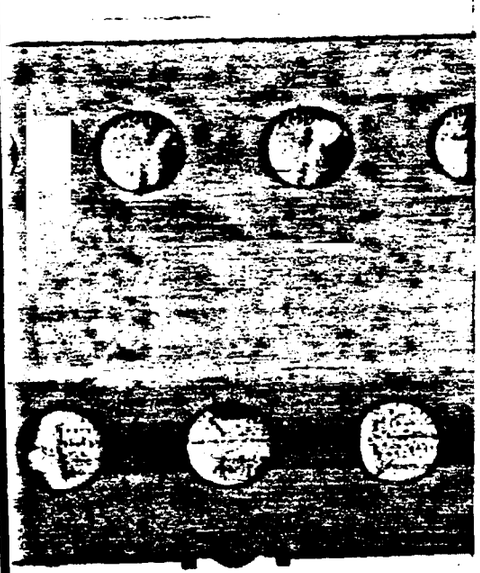
File No. 9607-316

02103669
IDENTIF. ↑ REFERENCE

96 AUG -5 PM 12:31
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

3192 08/05 0101 03CHECK 140.35





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

RECEIVED OF _____

FOR _____

BOOK 10145 PG 587

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 35500.00
				CON TX 131.35
				PRFEE 1.00
				MDEED 8.00
				TOTAL 140.35
				CHECK 140.35
			08/05/96 01	12:37 0001 3192

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0210969
IDENTIF. ← REFERENCE

96 AUG -5 PM 12:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN.

No. 1070763