File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10153 PG 474

#14059

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL K. ELDER, JR.	NEW OWNER	115-16
(NAME)	(NAME)	
122 Allendale Drive		91
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		8DZ75040
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, ALBERT WHITE GAINES, AND MARTHA ANNE HUNTER, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF MARTHA WHITE GAINES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL K. ELDER, JR. AND ANNE LINDSEY STRAIT, both unmarried, as joint tenants with the right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 44 on the Plan of West Meade Farms Section 3, as of record in Plat Book 1835, page 4, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William C. Gaines and wife, Martha W. Gaines by deed from Charles A. Daugherty and wife, Betty P. Daugherty of record in Book 4096, page 500, said Register's Office. William C. Gaines has died, and Martha W. Gaines has subsequently died and devised said property to Albert White Gaines and Martha Anne Hunter by Will of record in Will Book 204, page 688, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 1835, page 4, said Register's Office.

02135593
IDENTIF. ← REFERENCE

96 AUG 12 AM 10:29
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 122 Allendale Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 9th day of August, 19 96

Albert White Gaines
ALBERT WHITE GAINES, DEVISEE

Martha Anne Hunter
MARTHA ANNE HUNTER, DEVISEE

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10153 PG 475

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALBERT WHITE GAINES, DEVISEE AND MARTHA ANNE HUNTER, DEVISEE with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 9th day of August 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00*

Anne Lindsey Strait
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 19 96.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

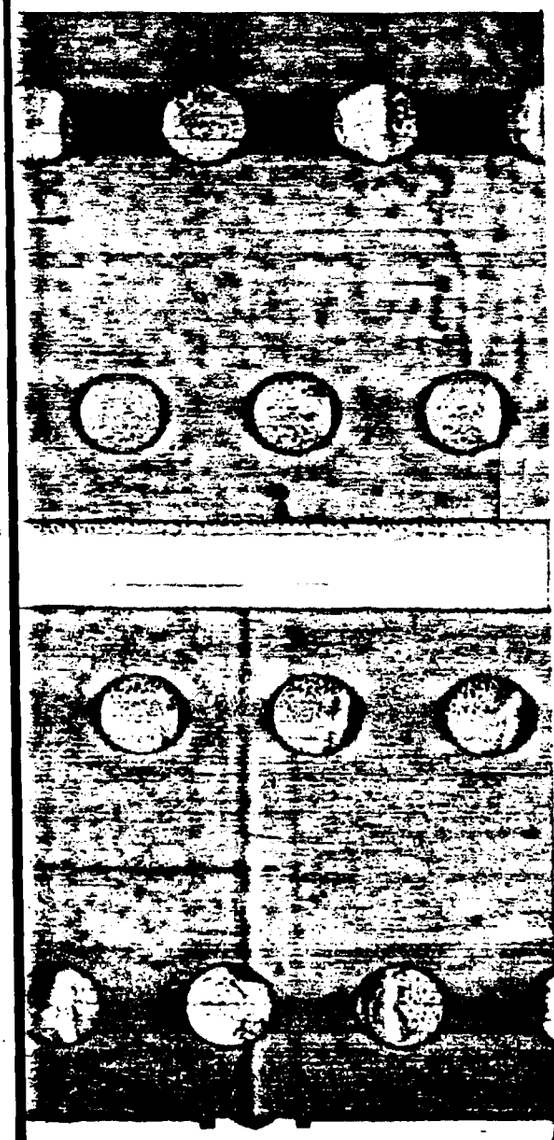
WARRANTY DEED

FROM ALBERT WHITE GAINES, DEVISEE AND MARTHA ANNE HUNTER, DEVISEE

TO MICHAEL K. ELDER, JR. AND ANNE LINDSEY STRAIT

6013 08/12 0101 01CHECK 508.5

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 10153 PG 476

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 135000.00
				CON TX 499.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 508.50
				CHECK 508.50
08/12/96		01		10:31 0001 6013

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 13593
IDENTIF. ↑ REFERENCE

96 AUG 12 AM 10:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018604