47

BOOK 10161 PG 211

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 76,500.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF August 19 96
Notary Public

MY COMMISSION EXPIRES: 1-27-99

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY:
William D. Castleman, 110 Glancy Square, Suite 120, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Gordon Gillingham Jr (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 53-2
105 Ryburn Court (ADDRESS)	P. O. Box 35140 (ADDRESS)	PARCEL 98
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (CITY) (STATE) (ZIP)	4D-47675

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, Estate James R. Pearson, Heirs at Law Ronny Lee Pearson, James H. Pearson and Billie Joy Isabell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Gordon Gillingham Jr. and Tracy Veronica Gillingham, husband and wife

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. 12 on the Plan of Section One, Part Two, Addition to Fairway View, of record in Book 4675, Page 55, Register's Office for said County.

SAID Lot No. 12 fronts 120.44 feet on the southerly margin of Ryburn Court and extends back 109.0 feet on the easterly line and 135.5 feet on the southwesterly line to a dead line in the rear, measuring 48.0 feet thereon.

Being the same property conveyed to James R. Pearson and wife, Flossie G. Pearson by deed from John Charles Bannach and wife, Emily E. Bannach, of record in Book 6176, Page 635, Register's Office for said County. James R. Pearson and wife, Flossie G. Pearson having since died. Heirs at Law for the Estate of James R. Pearson, Ronny Lee Pearson, James H. Pearson and Billie Joy Isabell.

unimproved ( )
This is improved (X) property, known as 105 Ryburn Court, Old Hickory, TN 37138
(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 my hand this 15th day of August 19 96

Heirs at Law of

Estate James R. Pearson

Ronny Lee Pearson
Ronny Lee Pearson

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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 Estate James R. Pearson, Heirs at Law Ronny Lee Pearson, James H. Pearson and Billie Joy Isabell

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 Goodlettsville, Tennessee, this 15th day of August, 19 96.

Commission expires 11-27-99

Bertie Jo Whitaker
Notary Public

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 _____.

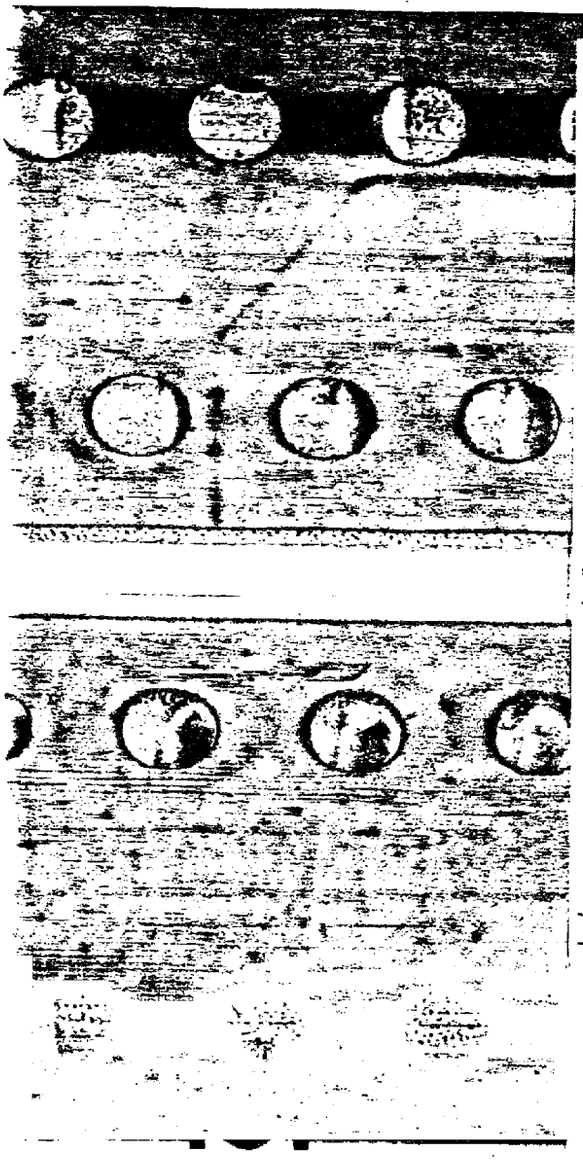
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____.

My commission expires _____

_____
Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC STATE OF TENNESSEE

02161 13
IDENTIFICATION REFERENCE
96 AUG 20 AM 9:56
FELIX Z. MANSFORD REGISTER
DAVIDSON COUNTY, TN.
3725 08/20 0101 03CHECK



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

RECEIVED OF _____

FOR _____

BOOK 10161 PG 213

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
				CHRT 76500.00
				CON TX 283.05
				PRFEE 1.00
				WDEED 8.00
				TOTAL 292.05
				CHECK 292.05
08/20/96		01		10:01 0001 8725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216113
IDENTIF. # REFERENCE

96 AUG 20 AM 9:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1021283