PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH P.O. BOX 1733
HENDERSONVILLE, TN 37077

BOOK 10271 PG 170

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 1996

Notary Public K. J. Shelton

MY COMMISSION EXPIRES September 1999

(AFFIX SEAL)

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Amanda R. Hardaway	Franklin American Mortgage	53-3-39
(NAME) 1210 Cleve Street	(NAME) 214 Overlook Court #150	4D 42975
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, TN 37138	(STREET ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, WE, Kelly D. Gaines and husband, Stanley Mark Gaines

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amanda R. Hardaway, 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, Tennessee, being Lot Number 248 on the Plan of Section B, Village of Old Hickory, of record in Book 1424, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kelly D. Gaines and husband, Stanley Mark Gaines by Deed of record in Book 9443, Page 867, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

96 NOV 26 AM 9:43
REGISTER
DAVIDSON COUNTY, TN

0250220
IDENTIFICATION REFERENCE

unimproved
This is improved XX property, known as 1210 Cleve Street 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 our hand s this 22nd day of November, 1996

Kelly D. Gaines
Kelly D. Gaines

Stanley Mark Gaines
Stanley Mark Gaines

STATE OF TENNESSEE
County of Davidson

BOOK 10271 PG 171

Personally appeared before me,
Kelly D. Gaines and husband, Stanley Mark Gaines
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of November 19 96

Commission expires September 25, 1999

K. J. Shelton
Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
County of

Personally appeared before me,

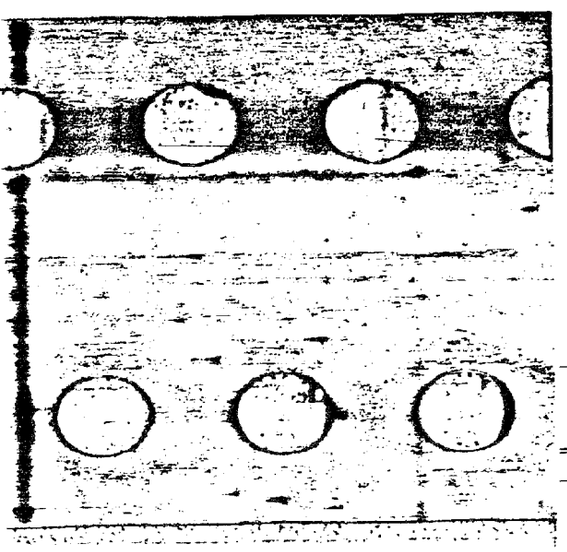
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

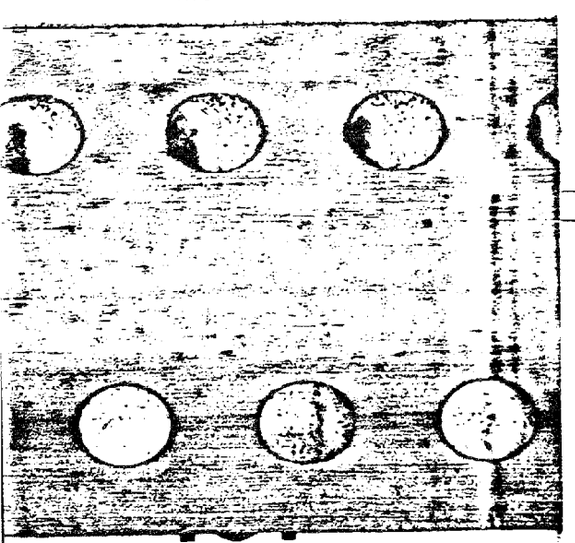
Witness my hand, at office, this day of 19

Commission expires

Notary Public

9396 11/26 0101 03CHECK 256.90





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

RECEIVED OF _____

FOR _____

BOOK 10271 PG 172

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	~~67000.00~~
			CON TX	247.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	256.90
			CHECK	256.90

11/26/96 01 09:45 0001 9396

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250220
IDENTIF. A REFERENCE
96 NOV 26 AM 9:
DAVIDSON COUNTY

No. 1092084