BOOK 10307 PG 31

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 80,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Leslie K. Higinbotham (NAME) | SOUTHTRUST MORTGAGE CORPORATION (NAME) | MAP 51-3 |
| 911 Beaumont Drive (ADDRESS) | 5409 Maryland Way, Suite 100 (ADDRESS) | PARCEL 127 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (CITY) (STATE) (ZIP) | FB# 11D14750 |

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, Ann Daley Nunally Gaines and husband, Homer D. Gaines

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leslie K. Higinbotham, a single person

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:

BEING Lot No. 57 on the map of Section Two, Pleasant Acres, as of record in Book 2133, page 75, Register's Office for Davidson County, Tennessee.

SAID Lot No. 57 fronts 80 feet on the east side of beaumont drive, and runs back between lines, 154 feet on the north line and 160.25 feet on the south line, to a dead line in the rear on which it measures 90 feet.

BEING the same property conveyed to Ann Daley Nunally Gaines by deeds from Frances D. Nunally of record in Book 7443, page 504, Book 7740, page 435, Book 8217, page 242, Book 8217, page 245 and Book 8888, page 67, Register's Office for Davidson County, Tennessee.

Homer D. Gaines joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property by virtue of his marriage to Ann Dailey Nunally Gaines.

96 DEC 31 PM 3:05
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0260552

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved ( X ) property, known as 911 Beaumont Drive, Madison, TN 37115
(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 & this 27th day of December 19 96

X Ann Daley Nunally Gaines

X Homer D. Gaines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10307 PG 32

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann Daley Nunally Gaines and husband, Homer D. Gaines

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 27th day of December, 1996.

Commission expires 1-27-99

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 _____.

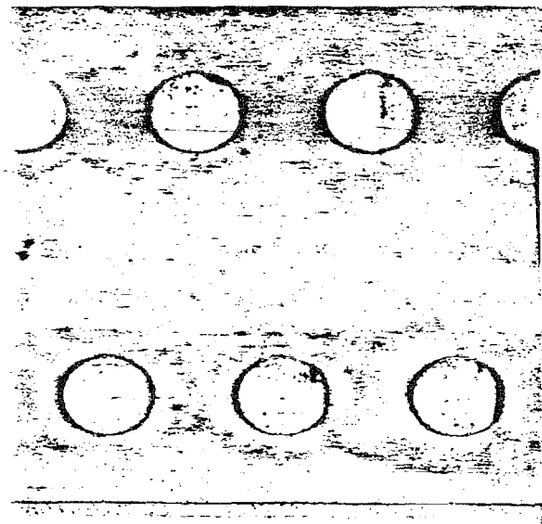
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

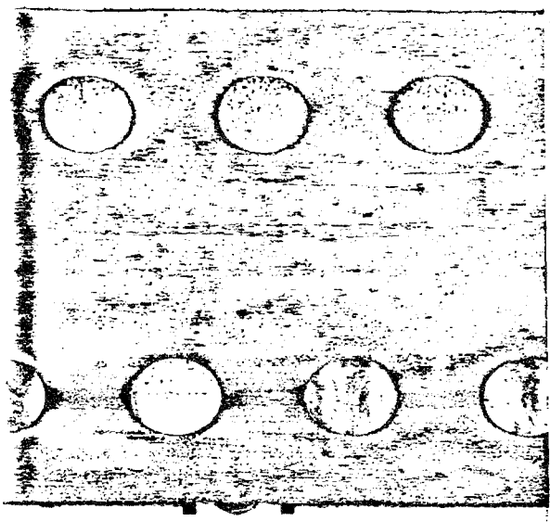
My commission expires _____

Notary Public



0987 12/31 0101 03CHECK 307.78





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

RECEIVED OF _____

FOR _____

BOOK 10307 PG 33

| | | |
|---|---|---|
| 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 80750.00 |
| | | | | CON TX 298.78 |
| | | | | PRFEE 1.00 |
| | | | | MISC 8.00 |
| | | | | TOTAL 307.78 |
| | | | | CHECK 307.78 |
| | | | 12/31/96 01 | 15:04 0001 0087 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260552
IDENTIF. & REFERENCE

96 DEC 31 PM 3:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1103539