BOOK 10456 PG 352

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES: 3/21/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kirk C. Waite, Attorney, 7100 Executive Center Drive, Brentwood, Tennessee 37027

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don L. Gaines	NEW OWNER	117-6-113
(NAME)	(NAME)	
2109 Hampton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Raymond Denson and wife, Mary V. Denson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don L. Gaines

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 part of the original Lot No. 2 on the Map of Samuel Watkin's Plan of Lots, of record in Book 57, page 16, Register's Office for Davidson County, Tennessee, and being known as the east 110 feet of Lot No. 20 and the west 15 feet of the north part of Lot No. 39, Hillsboro Heights, not of record and described according to a copy of a survey thereof, made in May, 1919, by W.B. Southgate, Surveyor, and survey dated April 25, 1997 by The Edge Group Surveying, Inc., Ernest Medlin, RLS, #283, P.O. Box 3447, Brentwood, TN 37024, as follows:

Beginning on the southerly margin of Hampton Avenue, 790 feet east of the center line of 23rd Avenue South; thence with the southerly margin of Hampton Avenue, easterly 125 feet; thence southerly 340 feet; thence westerly 125 feet; thence northerly 340 feet to the point of beginning.

Being the same property conveyed to Raymond Denson and wife, Mary V. Denson by deed from Barbara T. Davis and spouse, Willie K. Davis of record in Book 8728, page 881, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2109 Hampton Avenue, Nashville, TN 37215
(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 9th day of May 19 97

Raymond Denson

Mary V. Denson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond Denson and wife, Mary V. Denson

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 Brentwood, Tennessee, this 9th day of May 19 97.

Commission expires 3/21/98

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

0305584

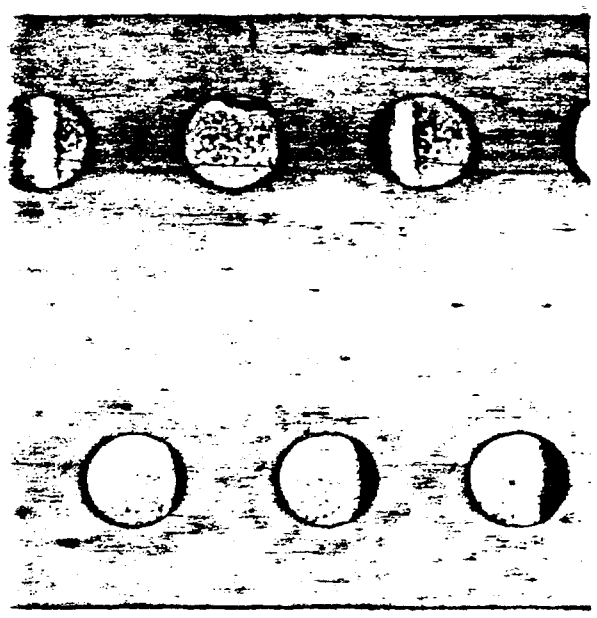
IDENTIFICATION REFERENCE

97 MAY 16 AM 10:20

DAVIDSON COUNTY, TN.

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

1753 05/16 0101 CHECK 11:44:50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

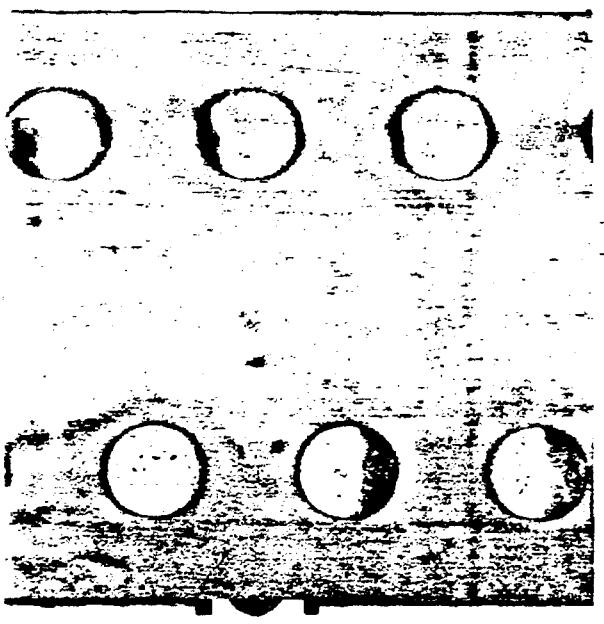
RECEIVED OF _____

FOR _____

BOOK 10456 PG 354

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 495000.00

CON TX 1821.50

PRFEE 1.00

WDEED 8.00

TOTAL 1840.50

FEES 1840.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/16/97 01 10:18 00:1 175.-

0305584

IDENTIF. REFERENCE

97 MAY 16 AM 10:20

REGISTER

DAVIDSON COUNTY, TN.

No. 1151767