This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 10534 PG 577

ADDRESS NEW OWNER:
Brad L. Gaines
112 General Jackson Lane
Hermitage, TN 37076

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 75-060A
PARCEL 095.00 CO
4D-91557

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Lewis K. Garrison, Linda L. Carrington and Sandra A. Garner hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brad L. Gaines, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Unit No. 344A, Phase 2, Hermitage Villa Condominiums, as shown by the Master Deed and By-Laws of Hermitage Villa Condominiums, of record in Book 6623, Page 595, said Register's Office, to which plan reference is made for a more complete description of said unit, together with an undivided interest in the common elements for Hermitage Villa Condominiums appurtenant to said unit, as defined in the Master Deed and By-Laws for Hermitage Villa Condominiums.
>
> Being the same property conveyed to Lewis K. Garrison, Linda L. Carrington and Sandra A. Garner, by deed from James Arnold Carter of record in Book 9550, Page 172, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Hermitage Villa Condominiums, of record in Book 6623, page 595, et seq., Register's Office for Davidson County, Tennessee.

Taxes for 1997 have been pro-rated and assumed by Grantee(s).

Sandra A. Garner and Sandra Garner is one and the same person. Sandra A. Garner executed this instrument on behalf of Lewis K. Garrison and Linda L.Carrington pursuant to Powers of Attorney which are being placed of record currently herewith.

This is improved property known as 375 Monaco Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Brad L. Gaines, unmarried, his heirs and assigns, forever; and we, Lewis K. Garrison and wife, Linda L. Carrington do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10534 PG 578

Witness our hands this the 17th day of July, 1997.

Lewis K. Garrison by Sandra A Garner
Lewis K. Garrison, by Sandra A. Garner, Attorney in Fact

Linda L. Carrington by Sandra A Garner
Linda L. Carrington, by Sandra A. Garner, Attorney in Fact

Sandra A. Garner
Sandra A. Garner

6149 07/18 0101 03CHECK 18:4.75

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sandra A. Garner the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 17th day of July, 1997.

Gene W. Floyd
NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Sandra A. Garner with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact of the makers, or a constituent of the makers, and is authorized by the makers, or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers. Witness my hand, at office, this the 17th day of July, 1997.

Gene W. Floyd
Notary Public

My Commission expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 47,500.00.

AFFIANT

Subscribed and sworn to before me this 17th day of July, 1997.

Gene W. Floyd
NOTARY PUBLIC
My Commission Expires: 1/27/2001

0327785
IDENTIF. ← REFERENCE

97 JUL 18 AM 11:47

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

RECEIVED OF _____

FOR _____

BOOK 10534 PG 579

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
				CRNT 4 [illegible]
				CON TX 175.75
				PRTEE 2.00
				MFELD 6.00
				TOTAL 184.75
				CHECK 184.75

07/18/97 01 11:47 0001 0349

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0327785
IDENTIF. ↑ REFERENCE

97 JUL 18 AM 11:47

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 117585