File Box 24

~~First Title and Escrow Company, Inc.~~

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10583 PG 337

#14853

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BRADFORD L. GAINES (NAME)	OWNER (NAME)	64-09A
4421 South Trace Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11.00
Old Hickory, Tennessee 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	4D-91977

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, JAMES A. METZGER, AND WIFE, SILKE BUSCH-METZGER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRADFORD L. GAINES, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 4421, together with the appurtenant interest in the common elements of Southfork Condominiums Phase I, a horizontal property regime established by Master Deed and By-Laws of record in Book 6783, page 840, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to James A. Metzger by deed from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C. of record in Book 8737, page 764, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6783, page 839; and (3) All matters appearing on the Plan of record in Plat Book 6250, page 386, said Register's Office.

Silke Busch-Metzger, spouse of James A. Metzger, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said James A. Metzger.

0341795
IDENTIF. & REFERENCE
97 AUG 27 AM 10:46
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

This is improved (XX) unimproved ( ) property, known as 4421 South Trace Boulevard, Old Hickory, Tennessee 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 21st day of August, 1997.

JAMES A. METZGER

Silke Busch-Metzger 8/21/97
SILKE BUSCH-METZGER

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STATE OF ~~TENNESSEE~~ LOUISIANA
COUNTY OF ~~Williamson~~ Orleans

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. METZGER, AND WIFE, SILKE BUSCH-METZGER with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 21st day of August, 19 97.

My commission expires upon death Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledgec that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ 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____.

My commission expires _____ Notary Public _____

1416 08/27 0101 03CHECK 338.30

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 19 97.

MY COMMISSION EXPIRES: 1/27/2001
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JAMES A. METZGER, AND WIFE, SILKE BUSCH-METZGER

TO BRADFORD L. GAINES, UNMARRIED

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 89000.00
CON TX 329.30
PRFEE 1.00
WDEED 8.00
TOTAL 338.30
CHECK 338.30

08/27/97 01 10:46 0001 1416

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0341795
IDENTIF. REFERENCE

97 AUG 27 AM 10:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1190[illegible]