PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10749 PG 685

W & I Ref: (sk) Title No: 39487
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John A. Rafter, Jr. Lori H. Rafter 4608 Churchwood Drive Nashville, TN 37220	Franklin American Mortgage Co. 214 Overlook Court, Ste 150 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 132-14-62

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 200,200.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harold L. Gaines and spouse, Geraldine S. Gaines,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John A. Rafter, Jr. and spouse, Lori H. Rafter,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 93 on the Plan of Oak Hill Valley of record in Plat Book 1835, Pages 15 and 16, Register's Office for said County.

SAID Lot No. 93 fronts 135 feet on the easterly margin of Churchwood Drive and extends back 533.11 feet on the northerly line and 530.07 feet on the southerly line to a dead line in the rear, measuring 39.8 feet thereon.

BEING the same property conveyed to Harold L. Gaines and wife, Geraldine S. Gaines by deed from Robert D. Clapp and wife, Mary C. Clapp of record in Book 3802, Page 779, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

The property herein conveyed is subject to restrictive covenants of record in Book 1788, Page 186, Book 1809, Page 539, said Register's Office, and to the matters set forth in the referenced Plan of record.

The property herein conveyed is subject to an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7043, Page 193, said Register's Office.

This is improved property, known as: 4608 Churchwood Drive, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of January, 1998.

Harold L. Gaines

Geraldine S. Gaines

State of Tennessee
County of Davidson

On this 5th day of January, 1998, before me the undersigned authority, personally appeared **Harold L. Gaines** and **Geraldine S. Gaines**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 200,200.00

Affiant

Sworn and subscribed before me on the 5th day of January, 1998.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

98 JAN -7 PM 12:04

REGISTER
DAVIDSON COUNTY, TN.

9411 01/07 0101 03CHECK 749.74

0387735

IDENTIF. & REFERENCE

WIdoc: Dred Wty—12/92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10749 PG 687

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
200200.00
CON TX 740.74
PRFEE 1.00
WDEED 8.00
TOTAL 749.74
CHECK 749.74

01/07/98 01 12:08 0001 9411

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0387735
IDENTIF. # REFERENCE

98 JAN -7 PM 12:04

FELIX Z. WILSON, REGISTER
DAVIDSON CO. TN.

No. 1240084