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

File Box 24

BOOK 10766 PG 653

ADDRESS NEW OWNER:
Brad L. Gaines
4421 South Trace Blvd.
Old Hickory, TN 37138

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 64-16A
PARCEL 118
4D-89719

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, Deborah Davis Garrison and husband, Randall Garrison, 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:

> A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No 118, Bldg. 2 in in the resubdivision of Horizontal Property Regime of Jackson Meadows, Phase I, Section 1 of record in Plat Book 6900, page 527, said Register's Office, to which plan reference is made for a more complete description, together with an undivided interest in all common areas.
>
> BEING the same property conveyed to William F. Davis and wife, Hazelle L. Davis by deed from Susan C. McMinn by deed of record in Book 6150, Page 686, Register's Office for Davidson County, Tennessee. The said Hazelle L. Davis having pre-deceased William F. Davis who has since died testate. The property was devised by Will of record in Will Book 196, Page 624, Probate No. 95P440 to Gregory S. Davis and Deborah Davis Garrison being subsequently conveyed to Deborah Davis Garrison, by Quitclaim Deed from Gregory S.Davis of record in Book 10050, Page 795, 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 Jackson Meadows, Phase I, Section 1, of record in Book 7433, page 236, and as amended in Book 7434, Page 642; Charter of record in Book 5796, Page 42, as amended in Book 7433, page 280; By-Laws of record In Book 7433, Page 282, and such easements and setback lines of record in Plat Book 6900, Page 527, Register's Office for Davidson County, Tennessee.

Taxes for 1998 have been pro-rated and assumed by Grantee(s).

Deborah Davis Garrison and Deborah J. Davis is one and the same person.

Donnie Paris and wife, Carrie Paris join in this deed to convey whatever interest they may have in this property.

This is improved property known as 118 General Jackson Lane, 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, Deborah Davis Garrison and husband, Randall Garrison, and Donnie Paris and wife, Carrie Paris, 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.

Witness our hands this the 16th day of January, 1998.

Deborah Davis Garrison

Deborah Davis Garrison

Randall Garrison

Randall Garrison

Donnie Paris

Donnie Paris

Carrie Paris

Carrie Paris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Deborah Davis Garrison and husband, Randall Garrison, Donnie Paris and wife, Carrie Paris, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of January, 1998.

Gene A. Floyd

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 50,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of January, 1998.

Gene A. Floyd

NOTARY PUBLIC

My Commission Expires: 1/27/2001

NOTARY PUBLIC AT LARGE

98 JAN 23 AM 11:06

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

113928.35

4981 01/23 0101 03CHECK 194.00

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

RECEIVED OF _____

FOR _____

BOOK 10766 PG 655

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	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
TOTAL	194.00
CHECK	194.00

01/23/98 01 11:06 0001 4981

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0392835
IDENTIFICATION REFERENCE

98 JAN 23 AM 11:06

REGISTER
DAVIDSON COUNTY, TN.

No. 1245591