This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Chris R. Gaines
4417 Churchill Place
Old Hickory, TN 37038

SEND TAX BILLS TO:
SAME

WARRANTY DEED

(Map Number 075-06-0-A; Parcel Number 95.00 Co)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **BRAD L. GAINES**, an unmarried person, have bargained and sold and do hereby transfer and convey unto **CHRIS R. GAINES** and wife, **CAROL A. GAINES**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

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 Brad L. Gaines, unmarried, by deed from Lewis K. Garrison, Linda L. Carrington and Sandra A. Garner, of record in Book 10534, page 577, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

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

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein and for the 1998 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTOR FURTHER COVENANTS and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 9th day of April, 1998.

BRAD L. GAINES

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Brad L. Gaines, an unmarried person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Old Hickory, Tennessee, on this the 9th day of April, 1998.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO.

STATE OF TENNESSEE)
COUNTY OF WILSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$50,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of April, 1998.

Glenn S. Macbeth, Notary

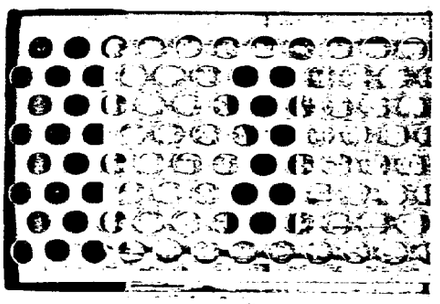
My Commission Expires: September 15, 1998

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO.

042539 4
IDENTIFICATION REFERENCE

98 APR 14 PM 1:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3984 04/14 0101 03CHECK 194.00



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

RECEIVED OF _____

FOR _____

BOOK 10885 PG 697

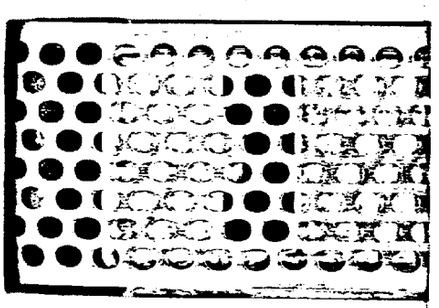
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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
				CAMT 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 194.00
				CHECK 194.00
			04/14/98 01	13:25 0001 3964

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0425394
IDENTIFICATION REFERENCE

98 APR 14 PM 1:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1280127