BOOK 10918 PG 284

Box 40

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Andrew J. Gammon
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th DAY OF May 19 98

Heddie Carlee
NOTARY PUBLIC

My Commission expires: 10/25/2001

THIS INSTRUMENT PREPARED BY

Robert F. Doyle, Attorney 613 Woodland Street, Nashville, Tennessee. 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Andrew J. Gammon, et ux (NAME)	Andrew J. Gammon, et ux (NAME)	Map 65-5
4753 Kennysaw Drive (ADDRESS)	4753 Kennysaw Drive (ADDRESS)	Parcel 1
Old Hickory, Tn. 37138 (CITY) (STATE) (ZIP)	Old Hickory, Tn. 37138 (CITY) (STATE) (ZIP)	4D-60902

Warranty Deed

For and in Consideration of the sum of $ 90,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

BILLY E. RAINS, a single person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

ANDREW J. GAMMON AND WIFE, JESSIE GAMMON

hereinafter called the **GRANTEES**, their 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. 369 on the Plat of Section Four, Sherwood Forest, of record in Book 4460, pages 182 and 183, Register's Office for said County.

Said Lot No. 369, which is a corner lot, fronts 101.10 feet on the westerly margin of Shasta Drive and fronts 91.04 feet on the southerly margin of Kennysaw Drive, said frontages being joined by a curve having a length of 38.60 feet, and extends back 153.97 feet on the southerly line and 150.94 feet on the westerly line to a point of intersection.

Being the same property conveyed to Billy E. Rains and wife, Janet Rains, by deed from Administrator of Vetrans Affairs of record in Book 7237, page 809, said Register's Office. By Divorce Decree of the Second Circuit Court for Davidson County, Tennessee , Case No. 95-D-1146 the parties were divorced and by deed of record in Book 10091, page 102, said Register's Office, Janet Rains conveyed her interest in said realty to Billy E. Rains.

98 MAY 28 AM 9:
FELIX Z. MILLER REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. & REFERENCE 04427911

unimproved ( )
This is improved (X) property, known as 4860 Shasta Drive, Old Hickory, Tn. 37138
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their 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.

Witness our hands this 26th day of May, 19 98.

Billy E. Rains

05/28 0111 03CHECK 342.00

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Billy E. Rains _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of May, 1998.

My Commission expires:
10/28/2001

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

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

DAMT 90000.00
DON TX 333.00
PRFEE 1.00
WDEED 8.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 342.00
CHECK 342.00
05/28/98 01 09:51 0001 2465

0442791
IDENTIF. ↑ REFERENCE
98 MAY 28 AM 9:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1298442