BOOK 10950 PG 589

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:

Bradford L. Gaines
4421 So. Trace Blvd.
Old Hickory, TN 37138

SEND TAX BILLS TO:
SAME

PICK-UP

98 MAY 29 AM 10:26
[illegible] REGISTER
DAVIDSON COUNTY, TN.

0443330
IDENTIF. & REFERENCE

WARRANTY DEED

(Map Number 064-16-0-A; Parcel Number 104.00 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, **HANNAH N. SERWAT**, a married person, have bargained and sold and do hereby transfer and convey unto **BRADFORD L. GAINES**, an unmarried person , his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being UNIT NO. 104 on the Plan of JACKSON MEADOW CONDOMINIUM, Phase 1, according to the Master Deed of record in Book 7433, page 236, as amended by Book 7434, page 642, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6900, page 527, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Hannah N. Serwat, married, by deed from Security Federal Savings and Loan Association of Nashville, of record in Book 8238, page 974, said Register's Office.

Henry J. Serwat, spouse of Hannah N. Serwat, joins in this conveyance solely to convey any right, title or interest he may have in the aforementioned property, marital or otherwise.

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

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING MATTERS:

(1) All matters shown on Plat recorded in Book 6900, page 527, said Register's Office.
(2) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title created by Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 7433, page 236 thru 299, as amended by Book 7434, page 642, said Register's Office.

This is improved property known as: 104 General Jackson Lane, Hermitage, TN 37076

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

GRANTOR COVENANTS with the said Grantee 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 Grantee.

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

WITNESS MY HAND AND SIGNATURE on this the 26th day of May, 1998.

HANNAH N. SERWAT

HENRY J. SERWAT

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Hannah N. Serwat and husband, Henry J. Serwat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Old Hickory, Tennessee, on this the 26th day of May, 1998.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

GLENN S. MACBETH NOTARY PUBLIC AT LARGE

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 **$39,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

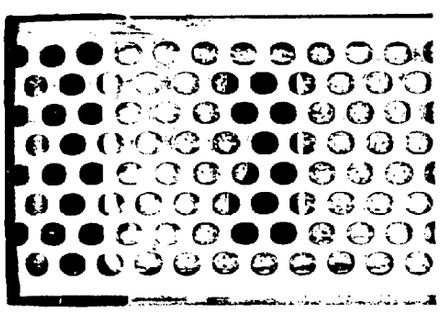
Subscribed and sworn to before me this 26th day of May, 1998.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

GLENN S. MACBETH NOTARY PUBLIC AT LARGE

RECEIVED FOR RECORD



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

RECEIVED OF _____

FOR _____

BOOK 10950 PG 591

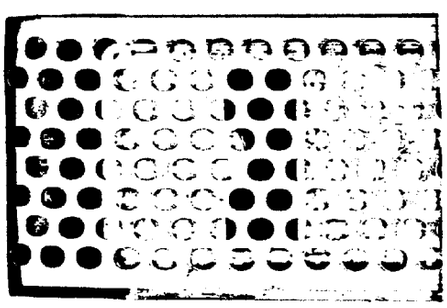
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR..NTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT 39500.00
CON TX 146.15
PRFEE 1.00
MFEE 8.00
CHECK 155.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/29/98 01 10:28 0001 3644



0443330
IDENTIF. # REFERENCE
98 MAY 29 AM 10:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1298991