0444792

IDENTIF. & REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

98 JUN -2 PM 12:59

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (ljh) Title No: 39990
Dav. Co. File: Box 8

BOOK 10956 PG 978

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jack L. Gaines Karen K. Gaines 5049 Hill Place Drive Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 116-2-B-55 08DZ 78388

4594 06/02 0101 03CHECK 669.45

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 178500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Riley Family Partnership,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jack L. Gaines and spouse, Karen K. Gaines,** 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:**

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 60 on thed Final Plat of Hill Place, of record in Plat Book 7900, Page 913, and Pages 923-932 (at Page 930), as amended by Surveyor's Certificate of Correction, of record in Book 9854, Page 235, and in Book 10058, Page 112, all in the Register's Office for Davidson County, Tennessee, to which plat and amendment reference is hereby made for complete details of description.

BEING the same property conveyed to Riley Family Partnership, L.P. A Tennessee Limited Partnership by deed from H. G. Hill Realty Company, a Tennessee Corporation of record in Book 9890, Page 747, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 913, pages 923 through 932 as amended by Surveyors Certificates of Correction in Book 9854, page 235 and in Book 10058, page 112, said Register's Office, which Plan shows minimum building setback lines to which plan reference is made for all particular matters as set forth therein; The Declaration of Covenants, Conditions and Restrictions of record in Book 9645, page 85, Book 9658, page 19, Book 10872, page 520, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is unimproved property, known as: 5049 Hill Place Drive, Nashville, TN 37205

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 1st day of June, 1998.

The Riley Family Partnership

BY: PATRICK J. Riley, Jr.
GENERAL PARTNER

State of Tennessee
County of Davidson

Before the undersigned, appeared Patrick J. Riley, Jr. Gen. Partner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of **The Riley Family Partnership, L.P.**, the within named bargainor, a partnership, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the partnership as such officer.

Witness my hand and official seal on June 1, 1998

Notary Public

My Commission Expires: _____

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

(Seal Required Where Authorized)

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: $ 178500.00

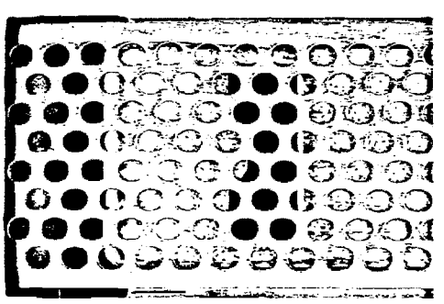
Affiant

Sworn and subscribed before me on the 1st day of June, 1998.

Notary Public

My Commission Expires: _____

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



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

RECEIVED OF _____

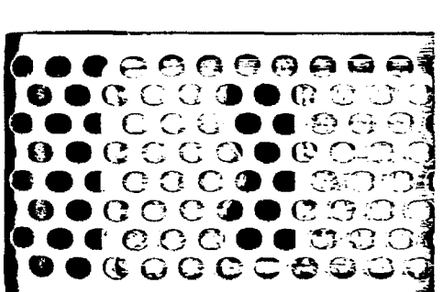
FOR _____

BOOK 10956 PG 980

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	
				178500.00
			CON TX	660.45
			PRFEE	1.00
			WDEED	8.00
			TOTAL	669.45
			CHECK	669.45
06/02/98	01		13:01 0001	4594

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



044792
IDENTIF. & REFERENCE

98 JUN -2 PM 12:59
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1300526