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BOOK 11028 PAGE 883

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

98 JUL 21 PM 1:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
RICHARD ALAN GAINES AND WIFE, PAULA GAINES	MAP 51-7, PARCEL 19
1010 GAINES DRIVE	
MADISON, TN 37115	
SEND TAX BILLS TO:	
MORTGAGE PORTFOLIO SERVICES, INC.	
4144 No. Central Expressway Ste. 900 Dallas, TX 75204	

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, THIS 15 DAY OF July, 1998.

Paula Gaines
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15 DAY OF JULY, 1998.

Denise C. Allis
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-28-2000

DENISE C. ALLIS NOTARY PUBLIC STATE OF TENNESSEE AT LARGE DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION (and no monetary consideration) and for the express purpose of making a re-conveyance to create a TENANCY BY THE ENTIRETY in RICHARD ALAN GAINES AND WIFE, PAULA GAINES, WE, RICHARD ALAN GAINES AND WIFE, PAULA GAINES, by these presents do hereby quitclaim and convey unto Thomas E. Stewart, Trustee, his successors and assigns, all of our right, title and interest in and to certain real estate in Davidson County, Tennessee, more particularly described in Exhibit "A" attached hereto and incorporated herein

This is improved property known as 1010 Gaines Drive, Madison, TN 37115.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And Now, I, the said Thomas E. Stewart, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey RICHARD ALAN GAINES AND WIFE, PAULA GAINES, their heirs and assigns, all of my right, title and

interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have set our hands and seals on this 15 day of July, 1998.

Richard Alan Gaines
RICHARD ALAN GAINES

Paula Gaines
PAULA GAINES

Thomas Stewart Trustee
THOMAS E. STEWART

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD ALAN GAINES AND WIFE, PAULA GAINES, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 15 day of July, 1998.

Denise C. Allis
notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My commission expires: 5/28/2000

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. STEWART, TRUSTEE, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he, AS TRUSTEE, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 15 day of July, 1998.

Denise C. Allis
notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My commission expires: 5/28/2000

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EXHIBIT "A"

TRACT NO. 1: A tract of land in the 11th District of Davidson County, Tennessee shown lying east of Lot 161, 162, Lot 1 and Lot 2 on the Map of Pleasant Acres, Section One, of record in Book 2133, page 60, Register's Office for said County, and described according to a copy of a survey thereof made by Solon E. Davis, Engineers, August 19, 1954, as follows:

Beginning at a concrete monument at the northeast corner of Lot No. 2 in the tract marked "Ferriss C. Bailey, Trustee, Future Development", said point being 325 feet east of the east margin of Graycroft Road; thence south 86 deg. 45' 17" east 770.72 feet to a point; thence south 3 deg. 54' 31" west 350.79 feet to a point in the north line of the Subdivision of the Beasley Tract, not of record, being a corner of Lot 7 on said plan; thence North 86 deg. 10' 48" west 769.85 feet to a point at the corner of Lot No. 162, and of Lot 1 on said Pleasant Acres Subdivision, Section One; thence along the east or rear line of Lots 1 and 2, North 3 deg. 46' 31" east 353.06 feet to the point of beginning, containing 6.49 acres, more or less.

TRACT NO. 2: Beginning at a point on the north margin of Due West Avenue, at a concrete monument in the south line of Lot 7, at the beginning of a curve, northwesterly 39.3 feet to a concrete monument in the westerly line of Lot 7, in the east margin of said 60-foot unnamed street; thence with the margin of said street, northwardly 325 feet to the south line of the land conveyed to Lewis E. Gaines, aforesaid; thence with Gaines' south line, westerly 60 feet to a point, the northeast corner of Lot 6 above referred to; thence with the easterly line of Lot 6, and the westerly margin of said unnamed street, southwardly 325 feet to a concrete monument at the beginning of a curve; thence along said curve, southwesterly 39.3 feet to the northerly margin of Due West Avenue; thence with the margin of the same, easterly 110 feet more or less to the beginning.

INCLUDED IN THE DESCRIPTION OF THE ABOVE TWO TRACTS OF LAND BUT EXPRESSLY EXCLUDED from the property which is the subject of the herein Deed of Trust are the following two tracts of land:

TRACT NO. ONE: A 40-foot easement along the entire north line of Lot No. 2 on the Map of Pleasant Acres, Section One, of record in Book 2133, page 60, said Register's Office, which said easement runs from the northwest corner of the tract of 6.49 acres described in Tract No. 1 above which was originally conveyed to Lewis E. Gaines by Deed of record in Book 2296, page 427, westwardly, along the north line of said Lot 2, to the easterly margin of Graycroft Road, as set forth and originally granted to Lewis E. Gaines by said Deed of record in Book 2236, page 427, said Register's Office.

Being the same property conveyed back to Ferriss C. Bailey, Trustee, from Lewis E. Gaines, in the Quitclaim Deed of record in Book 2333, page 197, Register's Office for Davidson County, Tennessee.

TRACT NO. TWO: Being part of an unnumbered tract lying east of certain lots on the Map of Pleasant Acres Subdivision, Section 1, as of record in Book 2133, page 60, Register's Office for said County, being known as Tract No. 1 and part of Tract No. 2 on the unrecorded Map of subdivision of said tract, made by T.R. Sanford, Surveyor, August 27, 1954, for Lewis E. Gaines, and part of a 60-foot strip or roadway fronting on Due West Avenue, lying between Lots 6 and 7 on the unrecorded Map of Subdivision of the Beasley Property, and described as follows:

Beginning at a point on the north margin of Due West Avenue, in the south line of Lot 7 of said Beasley Property, at the beginning of a curve at the intersection of said Avenue and said 60-foot strip or roadway above mentioned; thence along said curve, northwesterly 39.3 feet to a concrete monument in the westerly line of Lot 7; thence with the margin of said roadway, northwardly 325 feet to a point in the south line of the land conveyed to said Lewis E. Gaines by Deed of record in Book 2296, page 427, said Register's Office; thence with the north line of said Lot 7, eastwardly 170.8 feet to the northeast corner of Lot 7; thence northwardly 360.79 feet to a point; thence westwardly 170.8 feet to a point; thence southwardly 299.07 feet to a point; thence westwardly 30 feet to a point; thence southwardly 60 feet to a point in the south line of the land conveyed to said Gaines by deed in Book 2296, page 427, aforesaid, in the north terminus of said 60-foot roadway; thence along the center line of said roadway, southwardly 350 feet more or less to the north margin of Due West Avenue; thence with the margin of said Avenue, eastwardly 55 feet more or less to the beginning.
Being the same property conveyed to Carson C. Driver, Jr., and wife, Doris Driver, by Warranty Deed from Lewis E. Gaines and wife, Bettye Sue Gaines, of record in Book 2336, page 639, Register's Office for Davidson County, Tennessee.

THE HEREIN PROPERTY WHICH IS THE SUBJECT OF THE HEREIN DEED OF TRUST includes the right of the owners of the herein property to use the entirety of the 60-foot strip or roadway fronting on Due West Avenue referenced above.

BEING the same two tracts of land conveyed to Bettye Sue Gaines and Richard Alan Gaines, her son, by Quitclaim Deed from Lewis E. Gaines, joined by his wife, Donna Gaines, of record in Book 9934, page 848, Register's Office for Davidson County, Tennessee. The said Bettye Sue Gaines, subsequently quitclaimed all of her right, title and interest in and to said property unto Richard Alan Gaines and wife, Paula Gaines, by Quitclaim Deed of record in Book 10220, page 476, said Register's Office. Therefore, Richard Alan Gaines owns a one-half undivided interest in and to said property and Richard Alan Gaines and wife, Paula Gaines own the other one-half undivided interest in and to said property as joint tenants with right of survivorship.

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