This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 324 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS

William Scott Ross
104 General Jackson Lane
Hermitage, TN 37076

SEND TAX BILLS TO:
SAME

PICK-UP

98 JUL 30 AM 10:56

0468581

ISCRIBE & REFERENCE

WARRANTY DEED

(Map Number 064-16-0A; 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, **BRADFORD L. GAINES**, an unmarried person, have bargained and sold and do hereby transfer and convey unto **WILLIAM SCOTT ROSS**, 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 Bradford L. Gaines, an unmarried person, by deed from Hannah N. Serwat, a married person, of record in Book 10950, page 589, 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: 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, his 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 23rd day of July, 1998.

BRADFORD 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 Bradford 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 23rd day of July, 1998.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

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.

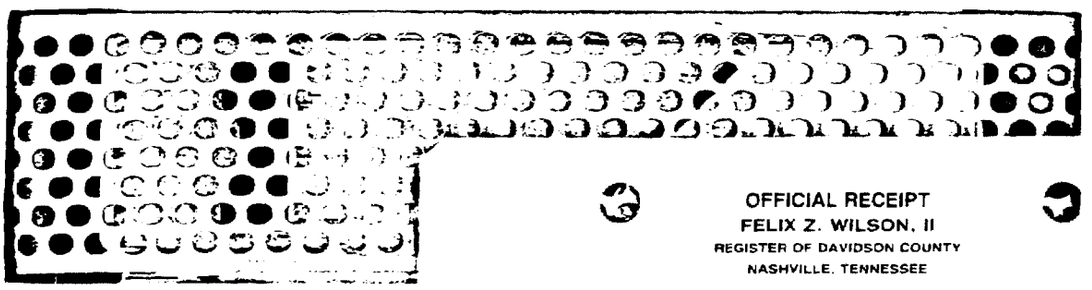
Affiant

Subscribed and sworn to before me this 23rd day of July, 1998.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

0138 07/30 0101 CHECK 196.00



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

RECEIVED OF _____

FOR _____

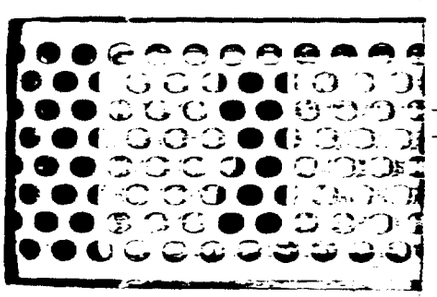
BOOK 11042 PAGE 175

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 196.00
CHECK 196.00

07/30/98 01 10:57 0001 0138



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

046858 I
IDENTIF. ↑ REFERENCE

98 JUL 30 AM 10:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1325762