mail

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075

THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED ONLY UPON INFORMATION FURNISHED TO THE PREPARER.

QUITCLAIM DEED TO CREATE JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

New Owner:	Send Tax Bills To:	Map & Parcel:
JOHNNY E. GAINES and wife, FANNY W. GAINES	JOHNNY & FANNY GAINES 717 Tahlena Avenue Madison TN 37115	42-1/142

FOR AND IN CONSIDERATION of the love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to me and **JOHNNY E. GAINES** to create a joint tenancy with the right of survivorship, I, **FANNY W. GAINES**, by these presents do hereby quitclaim and convey unto **RONALD B. BUCHANAN, *TRUSTEE***, his successors and assigns, the following described tract or parcel of land, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Farview as of record in Book 1835, Page 131, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Fanny W. Gaines by deed from Johnny E. Gaines, Jr. et ux dated September 9, 1994, and filed for record in Book 9469, Page 27, in the Register's Office for Davidson County, Tennessee.

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

And now, I, the said, **RONALD B. BUCHANAN, *TRUSTEE***, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **JOHNNY E. GAINES and wife, FANNY W. GAINES**, as joint tenants with the right of survivorship, their heirs and assigns, 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.

98 NOV -4 PM 1:37
REGISTER
DAVIDSON COUNTY, TN.

0508275
IDENTIF. ↑ REFERENCE

IN WITNESS WHEREOF, we have hereunto set our hands on this the 29 day of October, 1998.

Fanny W. Gaines
FANNY W. GAINES

Ronald B. Buchanan
RONALD B. BUCHANAN, *TRUSTEE*

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is no dollars ($-0-), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Fanny W. Gaines
AFFIANT

Sworn to and subscribed before me on this the 29 day of October, 1998.

Karen Melech
NOTARY PUBLIC

My Comm. Expires: 7/25/2000

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, FANNY W. GAINES , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 29 day of October, 1998.

Karen Melech
NOTARY PUBLIC

My Comm. Expires: 7-25-2000

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, RONALD B. BUCHANAN, *TRUSTEE*, the within named bargainor, 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 purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 29 day of October, 1998.

Dawn Powell
NOTARY PUBLIC



My Comm. Expires: 7-25-2000

WORDDOCS\REALPROP\GAINES.DEE

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