274

BOOK 11582 PAGE 757

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Treva I. Gaines 2700 Jenkins Street Nashville, Tennessee 37208	Map 81-6, Parcel 126	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (MKR) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, JOE H. MAJORS, JR., JOYCE CRAWFORD, AND RONALD GOODMAN (collectively, the "Grantors") as heirs to the estate of Christine L. Majors, deceased, have bargained and sold, and by these presents do transfer and convey to TREVA I. GAINES (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. The Plan of record in Book 2900, page 4, Register's Office for Davidson County, Tennessee

3. Restrictions of record in Book 2909, page 135, said Register's Office.

4. All other s of record and all matters that an accurate survey of the Property would reveal.

SEE ADDITIONAL LEGAL DESCRIPTION ATTACHED

This is improved property, known as 2700 Jenkins Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

99 JUL 22 AM 8:13

RECEIVED
FILED AND RECORDED

0061453

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Fifty Nine Thousand Two Hundred and No/100 Dollars ($59,200.00).

Affiant

Subscribed and sworn to before me this 22nd day of July, 1999.

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5-28-2002

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever except no warrantee is made as to the acreage of the property.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 14 day of July, 1999.

Joe H. Majors, Jr.
JOE H. MAJORS, JR.

Joyce M Crawford
JOYCE CRAWFORD

Ronald Goodman by J. H. Majors Jr.
RONALD GOODMAN by Joe H. Majors, Jr. as Attorney-in-Fact

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson)

Personally appeared before me, Linda S. Harris Notary Public, JOE H. MAJORS, JR, with whom I am personally acquainted (or who on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of July, 1999.

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5-28-00

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson)

Personally appeared before me, Linda S. Harris, Notary Public, JOYCE CRAWFORD, with whom I am personally acquainted (or who on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of July, 1999.

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5-28-00

JUL 15 1999 11:31 FR B C C & B TO 93735949 P.04/08

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STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson)

Personally appeared before me, Linda S. Harris the undersigned, a Notary Public in and for said County and State, the within named JOE H. MAJORS, JR., to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of RONALD GOODMAN, and acknowledged that he executed the same as the free act and deed of said RONALD GOODMAN for the purposes therein contained.

WITNESS my hand, at office, this the 14 day of July, 1999.

NOTARY PUBLIC

My Commission Expires: 5-28-00

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

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Being Lot No. 13 on the map of Cumberland Gardens Subdivision as of record in Book 2900, page 4, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christine Lawrence Majors by Final Decree of Divorce from Joe Henry Majors of record in Book 5974, page 229, Register's Office for Davidson County, Tennessee. This is not the usual place of residence of the Grantors.

The said Christine Lawrence Majors having since died in Testate by Affidavit of Heirship, attached hereto as Exhibit B, property now vested in Joe H. Majors, Joyce Crawford, and Ronald Goodman, as heirs to her estate.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11582 PAGE 761

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0611453

99 JUL 22 AM 8:13

REGISTER'S OFFICE

CAMT	59200.00
CON TX	217.04
PRFEE	1.00
UDEED	18.00
CFEE	2.00
TOTAL	238.04
CHECK	238.04

07/22/99 01 08:17 0001 5459

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493759