Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #99-1470

BOOK 11623 PAGE 326

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Norman David Wells, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Robert H. Gaines, and spouse Pamela Howard 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:

Being Lot No. 26 in P.O. Beasley's Addition to East Nashville, a plan of which is of record in Book 57, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 50.0 feet on the south side of Stratton Avenue and extends back southerly between parallel lines, 160.0 feet to an alley in the rear.

Being the same property conveyed to Norman David Wells by deed of record in Book 10034, Page 474, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 1306 Stratton Avenue, Nashville TN 37206.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 16th day of August, 1999

Norman David Wells

Norman David Wells

7287 08/17/99 01:01 OCHECK 750.63

99 AUG 17 PM 2:54
[illegible] REGISTER
DAVIDSON COUNTY, TN.

06254488
IDENTIF. & REFERENCE

State of Tennessee)
County of Davidson)

On this 16th day of August, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Norman David Wells, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2007

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 199,900.00.

Affiant

Sworn and subscribed before me on this the 16th day of August, 1999.

Notary Public

My Commission Expires: 9-29-2007

NEW OWNER:
Robert H. Gaines
1306 Stratton Avenue
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

TAX MAP-PARCEL #:
83-5-299

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11623 PAGE 328

0625448
IDENTIF. & REFERENCE

99 AUG 17 PM 2:54
BILL GARRETT-REGISTER
DAVIDSON COUNTY, TN.

CAMT
199900.00
CON TX 739.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 750.63
CHECK 750.63

08/17/99 01 14:54 0001 7287

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507530