WARRANTY DEED

ET-00-0386

Instr:200004180038618 Page: 1 OF 2
REC'D FOR REC 04/18/2000 9:09:38AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $444.00

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF April, 2000.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires OCT. 25, 2003

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Gaines and Maria Gaines, husband and wife	Suntrust Bank	
(NAME)	(NAME)	
1007 Townley Drive	201 Fourth Avenue	51-030-176.00
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we OTHO W. HIGLEY SR. AND WIFE, DEAN CURTIS HIGLEY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TIMOTHY GAINES AND MARIA GAINES, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 143 on the Plan of Pleasant Acres, Section Five, as of record in Book 2331, page 56, Register's Office for said County.

Said Lot No. 143 fronts 110 feet on the northerly side of Townley Drive and runs back between lines, 295.63 feet on the easterly line and 367.37 feet on the westerly line, which is a broken line to a dead line in the rear measuring 110 feet thereon.

Being the same property conveyed Otho W. Higley, Sr. and wife, Dean Curtis Higley by deed of record in Book 2447, Page 231, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2445, Page 587, said Register's Office.

This conveyance is subject to any and all existing easements and restrctions of record.

unimproved ( )
This is improved (X) property, known as 1007 Townley Drive, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this 13th day of April, 2000.

Otho W. Higley Sr.

Dean Curtis Higley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Otho W. Higley Sr. and Dean Curtis Higley, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 13th day of April, 2000.

My Commission Expires:

Notary Public

My Commission Expires OCT. 25, 2003

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 13th day of April, 2000.

My Commission Expires _____ _____

Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
EXECUTIVE TITLE LLC
3584 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122