THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Instr:200005010042555 Page: 1 OF 2
REC'D FOR REC 05/01/2000 9:52:05AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $196.10

ADDRESS NEW OWNER:
Ruth Chapman
735 Monaco Drive
Hermitage, Tennessee 37076

MORTGAGEE:
NONE

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 75
Parcel 06A95CO
Field Book #: 4D91557

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Chris R. Gaines and wife, Carol A. Gaines,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ruth Chapman,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Unit No. 344A, Phase 2, Hermitage Villa Condominiums, as shown by the Master Deed and By-Laws of Hermitage Villa Condominiums, of record in Book 6623, page 595, said Register's Office, to which plan reference is here made for a more complete description of said unit, together with an undivided interest in the common elements for Hermitage Villa Condominiums appurtenant to said unit, as defined in the Master Deed and By-Laws for Hermitage Villa Condominiums.
>
> Being the same property conveyed to Chris R. Gaines and wife, Carol A. Gaines, by virtue of a deed from Brad L. Gaines, as of record in Book 10885, page 695, Register's Office for Davidson County, Tennessee.

This is improved property known as 735 Monaco Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements, covenants and conditions as shown of record in Book 6623, page 595, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 our hands this 27th day of April, 2000.

Chris R. Gaines
CHRIS R. GAINES

Carol A. Gaines
CAROL A. GAINES

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHRIS R. GAINES AND WIFE, CAROL A. GAINES**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 27th day of April, 2000.

Dean Robinson
NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/26/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$53,000.00.**

Ruth H. Chapman
AFFIANT

Subscribed and sworn to before me this 27th day of April, 2000.

Dean Robinson
NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/26/03