Instr:200005250052207 Page: 1 OF 2
REC'D FOR REC 05/25/2000 8:30:55AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $314.50

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFE
$85,000.00
Bobby C. Gaines
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
22nd DAY OF May, 2000.
Notary Public
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-26-200
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby C. Gaines 908 Old Fountain Place Hermitage, TN 37076	PHH Mortgage Services P. O. Box 5455 Mt. Laurel, NJ 08054	Map 64-12-A Parcel 908-CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Mary C. Kerley, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Bobby C. Gaines, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 908 ON THE PLAN OF SECTION 2, FOX RUN CONDOMINIUMS, OF RECORD IN BOOK 5200, PAGE 148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH PLAN AND RECORD ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

BEING THE SAME PROPERTY CONVEYED TO MARY C. KERLEY, UNMARRIED, BY DEED FROM KEITH PERRYMAN, HUSBAND, AND LIBBY PERRYMAN, WIFE, DATED APRIL 19, 1996, AND OF RECORD IN BOOK 10022, PAGE 678, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2000 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5200, Page 148, Register's Office for County, Tennessee.
3) Property is subject to Master Deed establishing a Horizontal Property Regime of Fox Run Condominium, of record in Book 5535, Page 713, Register's Office for County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easement and restrictions as contained therein, of record in Book 4956, Page 590, said Register's Office.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 908 Old Fountain Place, Hermitage, TN 37076
(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 hand(s) this 22nd day of May, 2000.

Mary C. Kerley
Mary C. Kerley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mary C. Kerley, unmarried, with whom I am personally acquainted, (or who 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, at office, this 22nd day of May, 2000.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076