This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
David Keith Gaines
218 Bonnaoaks Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

MORTGAGEE:
The Don Bass Family Partnership, L.L.P.
4811 Lebanon Road
Hermitage, Tennessee 37076

MAP **75-09-0**
GROUP
PARCEL **212.00**

WARRANTY DEED

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REC'D FOR REC 08/03/2000 11:20:54AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $401.45

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terry W. Wright and wife, Tia K. Wright** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **David Keith Gaines and wife, Cindy Gaines**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1075 on the Plan of Hermitage Hills Subdivision, Section 9, as of record in Book 3600, page 97, Register's Office for said County.

Said Lot No. 1075 fronts 92.82 feet on the southwesterly margin of Bonnaoaks Drive, and runs back between lines measuring 156.65 feet on the northwesterly line and 116.1 feet on the southeasterly line to a dead line in the rear measuring 81.18 feet thereon.

Being the same property conveyed to Terry W. Wright and wife, Tia K. Wright by deed from Michael W. James and wife, Cheryl Y. James dated August 22, 1986, of record in Book 6962, page 654, Register's Office for Davidson County, Tennessee.

This is improved property known as 218 Bonnaoaks Drive, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2000, a lien not yet due and payable. Map 75-09-0, Parcel 212.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2000 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in an instrument of record in Book 3864, page 441, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 3600, page 97, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 30 foot minimum building setback line from Bonnaoaks Drive; health department rules and regulations; and a 10 foot easement for public utilities and drainage along the rear line(s) of said property. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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,

Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their 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.

WITNESS our hand this the 31st day of July, 2000.

Terry W. Wright

Tia K. Wright

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Terry W. Wright and wife, Tia K. Wright**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of July, 2000.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $108,500.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of July, 2000.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001