PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *wilkinsandivey@bellsouth.net*

Instr:20000824008375 4 Page: 1 OF 2
REC'D FOR REC 08/24/2000 11:11:31AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1424.50

W & I Ref: (sk) Title No: 41860
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Don L. Gaines Alice B. Gaines 1244 E Hickory Springs Court Brentwood, TN 37027	SAME

TAX MAP-PARCEL NUMBERS: 159-144

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 385,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Arnold E. Curtis, Jr. and spouse, Nanci L. Curtis,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Don L. Gaines and spouse, Alice B. 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:**

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Hickory Boulevard Estates, Section 2 of record in Plat Book 4175, page 110, Register's Office for said County.

SAID Lot NO. 9 fronts 147.0 feet on the northerly margin of East Hickory Springs Court and extends back 325.04 feet on the westerly line and 256.05 feet on the easterly line to a broken line in the rear, measuring 297.42 feet thereon.

BEING the same property conveyed to Arnold E. Curtis, Jr. and spouse, Nanci L. Curtis by deed from Scott Emerson Bradway and spouse, Lee Burroughs Bradway of record in Book 10080, page 864, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4175, Page 110, said Register's Office, which Plan shows minimum building setback lines to be determined by the City of Forest Hills and 10 foot easement for public utility purposes along the westerly side and broken rear lines line(s) and a 2.5 x 25 foot utility anchor easement located on the southeasterly and southwesterly front corners of said lot; Agreement for dedication of easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee by insrument of record in Book 7825, page 206, said Register's Office.

This is improved property, known as: 1244 E Hickory Springs Court, Brentwood, TN 37027

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 18th day of August, 2000.

Arnold E. Curtis, Jr. **Nanci L. Curtis**

State of Tennessee
County of Williamson

On this 18th day of August, 2000, before me the undersigned authority, personally appeared **Arnold E. Curtis, Jr.** and **Nanci L. Curtis**, 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.

PERCY WILKINS JR NOTARY PUBLIC LARGE STATE OF TENNESSEE

My Commission Expires: 5/30/04

Notary Public

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 385,000.00

Affiant

Sworn and subscribed before me on the 18th day of August, 2000.

PERCY WILKINS JR NOTARY PUBLIC LARGE STATE OF TENNESSEE

My Commission Expires: 5/30/04

Notary Public