**PICK-UP**

Davidson County DEEDQC
Recvd: 05/21/01 13:39 4pgs
Fees:18.00 Taxes:0.00
20010521-0052375

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration for this transfer is NONE.

Orlandon A. Gaines, heir-at-law of John D. Gaines, Sr. and wife, Mary H. Gaines, both now deceased.

Subscribed and sworn to before me on this 21st day of May, 2001.

NOTARY PUBLIC
My commission expires: My Commission Expires OCT. 25, 2003

**This instrument was prepared by:**

Laura Tek
Attorney at Law
Rivergate Park Office Building
1994 N. Gallatin Road, Ste. 315
Madison, Tennessee 37115

| Address New Owners: | Send Tax Bills To: | Map-Parcel #: |
|---|---|---|
| Orlandon A. Gaines, et ux.<br>2635 Old Buena Vista Pike<br>Nashville, Tennessee 37218 | Same | 70-2-47.06 |

# QUITCLAIM DEED
## WITH ATTACHED AFFIDAVIT OF HEIRSHIP PURSUANT TO TENN. CODE ANN. § 30-2-712

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned heirs-at-law of John D. Gaines, Sr. and wife, Mary H. Gaines, to wit: **Orlandon A. Gaines, Maurice Gaines, Calvin Gaines, John D. Gaines, Jr., Felita Gaines, and Alesa Gaines Nuby**, hereinafter called "the Grantors", have bargained and sold and by these presents do transfer and convey unto **Orlandon A. Gaines and wife, Janice Gaines,** hereinafter called "the Grantees", theirs heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING parts of lots Nos. 5 and 6 on the unrecorded plan of the subdivision of the J. S. Spurlock Lands, described partly according to a survey made by Z. J. Wilkinson, Surveyor, June 17, 1963, as follows:

BEGINNING on the westerly margin of Old Buena Vista Road at the northeast corner of the property conveyed to Luther E. Birdsong and wife, by deed from M. H. Webb and wife, of record in book 3709, page 414, Register's Office for said County; thence with said Birdsong's northern boundary line south 45° 15' west 328 feet; thence north 14 ° 15' west 59 feet; thence north 45° 15' east 297 feet to the westerly margin of Old Buena Vista Road; thence with the same southerly 50 feet to the beginning.

BEING the same property conveyed to John D. Gaines, Sr. and wife, Mary H. Gaines, by Installment Deed from M. H. Webb and wife, Ida Nell Webb, of record in Book 3802, Page 174, Register's Office for Davidson County, Tennessee; the said John D. Gaines, Sr. and wife, Mary H. Gaines, having both since died and presently survived by their heirs-at-law, namely: **Orlandon A. Gaines, Maurice Gaines, Calvin Gaines, John D. Gaines, Jr., Felita Gaines, and Alesa Gaines Nuby.**

This is improved property known as 2635 Old Buena Vista Pike, Nashville, Tennessee 37218.

Water rights in and to a well and pump located to the south of the property herein described are hereby conveyed to the Grantees in this instrument.

The purpose of this transfer is to vest the ownership of the herein-described real property out of **Orlandon A. Gaines, Maurice Gaines, Calvin Gaines, John D. Gaines, Jr., Felita Gaines, and Alesa Gaines Nuby** and in to **Orlandon A. Gaines and his wife, Janice Gaines**. Specifically, **Orlandon A. Gaines and wife, Janice Gaines** receives said property as tenants by the entirety.

**WITNESSED below by our hands, we are:**

1. a. I am **Orlandon A. Gaines** of Davidson County, Tennessee and my date of birth is December 14, 1958;

b. I am **Maurice Gaines** of Davidson County, Tennessee and my date of birth is November 1, 1952;

c. I am **Calvin Gaines** of Davidson County, Tennessee and my date of birth is October 27, 1956;

d. I am **John D. Gaines, Jr.** of Davidson County, Tennessee and my date of birth is May 11, 1951;

e. I am **Felita Gaines** of Davidson County, Tennessee and my date of birth is October 31, 1957; and

f. I am **Alesa Gaines Nuby** of Davidson County, Tennessee and my date of birth is February 12, 1960.

2. Each of us are over the age of eighteen (18) years and fully competent to testify to all of the statements herein.

3. Our parents were John D. Gaines, Sr. and Mary H. Gaines. They had a total of six (6) children, all of whom are named above. Our father died on April 15, 1996. Our mother died on May 17, 1998. Pursuant to Tenn. Code Ann. § 30-2-712(b), our parents are "the vendors" and the six (6) of us collectively are "the vendees".

4. During our parents' lifetime, specifically on or about August 1, 1964, our parents purchased a parcel of real property known as 2635 Old Buena Vista Pike, Nashville, Davidson County, Tennessee 37218. The Map and Parcel number of this property is 70-2-47.06. This transfer was by Installment Deed which is recorded at Book 3802, Page 174, Register's Office for Davidson County, Tennessee. This parcel of land is in Nashville, Davidson County and is more particularly described as follows:

BEING parts of lots Nos. 5 and 6 on the unrecorded plan of the subdivision of the J. S. Spurlock Lands, described partly according to a survey made by Z. J. Wilkinson, Surveyor, June 17, 1963, as follows:

BEGINNING on the westerly margin of Old Buena Vista Road at the northeast corner of the property conveyed to Luther E. Birdsong and wife, by deed from M. H. Webb and wife, of record in book 3709, page 414, Register's Office for said County; thence with said Birdsong's northern boundary line south 45° 15' west 328 feet; thence north 14 ° 15' west 59 feet; thence north 45° 15' east 297 feet to the westerly margin of Old Buena Vista Road; thence with the same southerly 50 feet to the beginning.

BEING the same property conveyed to John D. Gaines, Sr. and wife, Mary H. Gaines, by Installment Deed from M. H. Webb and wife, Ida Nell Webb, of record in Book 3802, Page 174, Register's Office for Davidson County, Tennessee; the said John D. Gaines, Sr. and wife, Mary H. Gaines, having both since died and presently survived by their heirs-at-law, namely: **Orlandon A. Gaines, Maurice Gaines, Calvin Gaines, John D. Gaines, Jr., Felita Gaines, and Alesa Gaines Nuby.**

This is improved property known as 2635 Old Buena Vista Pike, Nashville, Tennessee 37218.

Water rights in and to a well and pump located to the south of the property herein described are hereby conveyed to the Grantees in this instrument.

The purpose of this transfer is to vest the ownership of the herein-described real property out of **Orlandon A. Gaines, Maurice Gaines, Calvin Gaines, John D. Gaines, Jr., Felita Gaines, and Alesa Gaines Nuby** and in to **Orlandon A. Gaines and his wife, Janice Gaines**. Specifically, **Orlandon A. Gaines and wife, Janice Gaines** receives said property as tenants by the entirety.

5. Both of our parents, John D. Gaines and Mary H. Gaines, died without a will. Accordingly, the above-referenced real property passes to us, their six (6) children, by the laws of intestate succession; each of us inheriting and now owning an undivided one-sixth (1/6) interest in said property as tenants in common. We, the six (6) children, wish to quitclaim all of our interest in the real property to **Orlandon A. Gaines** and his wife, **Janice Gaines,** so that it may vest in them as tenants by the entirety.

6. There are no debts or encumbrances remaining which are or might become a lien on said interests in the above-referenced real property.

7. This Affidavit of Heirship is freely given by each us pursuant to Tenn. Code Ann. § 30-2-712 to help establish and reflect the heirship with respect to the above-referenced real property. This Affidavit shall be accepted for registration by the Register of Deed's Office for Davidson County, Tennessee.

Further affiants saith not.

ORLANDON A. GAINES

MAURICE GAINES

CALVIN GAINES

JOHN D. GAINES, JR.

FELITA GAINES

ALESA GAINES NUBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ORLANDON A. GAINES**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 21st day of May, 2001.

NOTARY PUBLIC AT LARGE
My Commission Expires: My Commission Expires OCT. 25, 2003

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MAURICE GAINES**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 21st day of May, 2001.

NOTARY PUBLIC
My Commission Expires: My Commission Expires OCT. 25, 2003

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CALVIN GAINES**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 21st day of May, 2001.

NOTARY PUBLIC
My Commission Expires: My Commission Expires OCT. 25, 2003

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN D. GAINES, JR.**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 21st day of May, 2001.

NOTARY PUBLIC
My Commission Expires: My Commission Expires OCT. 25, 2003

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **FELITA GAINES**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 21st day of May, 2001.

NOTARY PUBLIC
My Commission Expires: My Commission Expires OCT. 25, 2003

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ALESA GAINES NUBY**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 21st day of May, 2001.

NOTARY PUBLIC
My Commission Expires: My Commission Expires OCT. 25, 2003

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