Davidson County DEEDWARR
Recvd: 05/10/04 15:57 2pgs
Fees:13.00 Taxes:347.80
20040510-0053363

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030
File No.: 24L-04080

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $94,000.00.

Phyllis K. Midgett
Affiant

Sworn to and subscribed before me on this the 30th day of April, 2004.

NOTARY PUBLIC
My Commission Expires: 6-9-05

MORTGAGEE:

Old Hickory Credit Union
1000 Industrial Drive
Old Hickory, TN 37138

Address New Owner:	Send Tax Bills to:	Map-Parcel
Ms. Phyllis K. Midgett	Mortgagee	064-12-0-A 908.00 CO
908 Fountain Place		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **BOBBY C. GAINES, unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **PHYLLIS K. MIDGETT, unmarried**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being a Condominium Apartment, being Unit 908, on the Plan of Section 2, Fox Run Condominiums, of record in Book 5200, Page 148, Register's Office for Davidson County, TN to which plan record is hereby made for a more complete and accurate legal description of said unit.

BEING the same property conveyed to BOBBY C. GAINES, unmarried by Deed dated May 22, 2000, and executed by MARY C. KERLEY, unmarried and recorded as Instrument No. 20000525-0052207, said Register's Office.

Subject to restrictions, easements and setback lines of record, said Register's Office.

This is improved property known as 908 Fountain Place, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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/our) hand(s) this the 30th day of April, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bobby C. Gaines

BOBBY C. GAINES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, BOBBY C. GAINES, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 30th day of April, 2004.

Curtis M. Lincoln

NOTARY PUBLIC

My Commission Expires: 6-2-05