Davidson County DEEDWARR
Recvd: 07/06/05 15:59 2 pgs
Fees:13.00 Taxes:313.39

20050706-0077777

WARRANTY DEED

G-CBB-05-3221

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,700.00

Sharica L. Stewart
Affiant

Subscribed and sworn to before me, this 24th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 3-29-06

(AFFIX SEAL) NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharica Lanee White Stewart	The CIT Group/Consumer Finance	
3221 Doverside Drive	(NAME) 545 Marriott Drive, Ste. 610	50-14 42.00
(ADDRESS) Nashville, Tennessee 37207	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROGERS GAINES AND LAURITA GAINES JR., MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHARICA LANEE WHITE STEWART, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 723 ON THE PLAN OF PARKWOOD ESTATES, SECTION FOUR, AS OF RECORD IN BOOK 3300, PAGES 79 AND 80, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 723 FRONTS 80.0 FEET ON THE NORTHERLY MARGIN OF DOVERSIDE DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 140.0 FEET TO A LINE IN THE REAR ON WHICH IT MEASURES 80.0 FEET.

BEING THE SAME PROPERTY CONVEYED TO ROGERS GAINES, JR. AND LAURITA GAINES BY QUITCLAIM DEED FROM JOHN W. JOHNSON RECORDED AUGUST 15, 1996 IN BOOK 10157, PAGE 239, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO ROGERS H. GAINES, JR. AND WIFE, LAURITA J. GAINES AND JOHN W. JOHNSON BY WARRANTY DEED RECORDED MARCH 9, 1988 IN BOOK 7487, PAGE 666, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ROGERS GAINES, JR. AND LAURITA GAINES BY QUITCLAIM DEED FROM JOHN W. JOHNSON RECORDED AUGUST 15, 1996 IN BOOK 10157, PAGE 239, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO ROGERS H. GAINES, JR. AND WIFE, LAURITA J. GAINES AND JOHN W. JOHNSON BY WARRANTY DEED RECORDED MARCH 9, 1988 IN BOOK 7487, PAGE 666, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3221 Doverside Drive, Nashville, Tennessee 37207
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 24th day of June, 2005.

Rogers Gaines Jr.
Rogers Gaines

Laurita Gaines

STATE OF Tennessee
COUNTY OF Davidson

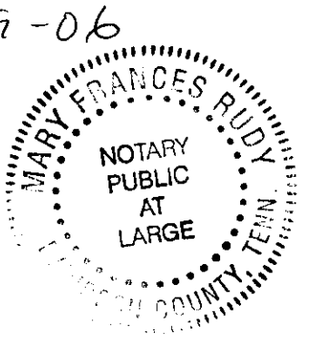
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rogers Gaines and Laurita Gaines Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of June, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903