30B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/21/06 12:54 2 pgs
Fees:13.00 Taxes:2393.90

20060921-0117198

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 647,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF September, 2006

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON (AFFIX SEAL)

Notary Public

MY COMMISSION EXPIRES: 9/22/07

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Gaines	New Owner	MAP 28
(NAME)	(NAME)	
4650 Grays Point Road	4650 Grays Point Road	PARCEL 89.00 AND
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	PARCEL 97.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John T. Jones and wife, Paula Faye Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Gaines and wife, Paula P. Gaines and Betty S. Gaines, as tenants in common, with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in Davidson County, Tennessee, as follows:

BEGINNING at an iron pin in the North edge of Gray Point Road; thence, leaving the road and continuing with a fence N 35 W. 1750.2 feet to an ironpin, thence with said fence N. 45 E. 801.4 feet to an iron pin in branch, Pemberton's corner; thence with said branch and Pemberton's line as follows: S. 79 deg. 30' E. 253 feet to an iron pin; S 50 E. 220 feet to an iron pin; N. 79 deg. 30' E. 373.2 feet to an iron pin and S. 72 deg. 30' E. 150 feet to an iron pin; thence, leaving branch and Pemberton's line S. 1 W. 381 feet to an iron pin; S. 9 E. 1010 feet to an iron pin in the North edge of said Gray Point Road; thence with the north edge of said road S. 65 W. 278 feet to an iron pin and S. 58 deg. 30' W. 500 feet to the point of beginning, according to survey of John B. Bates, made November 12, 1970.

BEING the same property conveyed to John T. Jones and wife, Paula Faye Jones by Warranty Deed dated April 25, 2005 from Johnny L. Jones and wife, Cassandra Joy Jones of record by Instrument No. 20050428-0047236, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

This is improved (X) unimproved ( ) property, known as 4650 Grays Point Road, Joelton, TN 37080
(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 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 our hand s this 19th day of September, 2006

John T. Jones

Paula Faye Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John T. Jones and wife, Paula Faye Jones

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 6th day of September, 2006.

Commission expires 9/22/07

DANIEL T. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public