Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20070307-0027907

This Instrument Prepared by :

The Law Offices of
LUVELL L. GLANTON
915 Jefferson Street
Nashville, TN 37208

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Orlandon A. Gaines 2635 Old Buena Vista Pike Nashville, Tennessee 37218	Same	70-2-47.06

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, I, **Janice Gaines** (Grantor), have this day bargained and sold and by these presents do hereby quit claim and convey unto **Orlandon A. Gaines** (Grantee) herein, his successors and assigns, all of my interest in the following described real estate situated in Davidson County, Tennessee particularly described as follows, to-wit:

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 degrees 15' west 328 feet; thence north 14 degrees 15' west 59 feet; thence north 45 degrees 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 Orlandon A. Gaines and wife, Janice Gaines by Orlandon A. Gaines, Maurice Gaines, Calvin Gaines, John D Gaines, Jr., Felita Gaines and Alesa Gaines Nuby.

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

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities of record.

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

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 5th day of January, 2007.

Janice Gaines
JANICE GAINES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 5th day of January, 2007, before me personally appeared Janice Gaines Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

CHRISTINE M. PAPAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN
Comm. expires JAN, 26, 2008

Christine M Papan
NOTARY PUBLIC
My Commission Expires: Jan 26, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is ONE DOLLAR ($1.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

Janice Gaines
AFFIANT

Sworn to and subscribed before me this
5th day of January, 2007

Christine M Papan
NOTARY PUBLIC
My Commission Expires: Jan 26, 2008

CHRISTINE M. PAPAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN
Comm. Expires [illegible], 2008