BOOK 7445 PAGE 289

WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $ 18,250.00.

Charles H. Minchey
Affiant

SWORN to and subscribed before me on this the 27th day of January, 1988.

NOTARY PUBLIC

My Commission Expires: 8-25-1988

MORTGAGEE:
None

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr. and Mrs. Charles Minchey	Same	61-11-250
118 Dale Dr.		
Hendersonville, TN 37075		

NOTARY PUBLIC AT LARGE

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, we, **DOUGLAS BAIN and wife, JOAN BAIN,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **CHARLES H. MINCHEY and wife, HELEN MINCHEY,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the 15th Civil District of Davidson County, Tennessee, being part of Lot No. 16 on the Plan of the Subdivision of Part of the Greenland Tract on the Gallatin Pike, as of record in Book 421, Page 40, Registers' Office for said County and described according to a survey made thereof by William Collier Parrish, Associates, Civil Engineers, April 15, 1959, as follows:

BEGINNING in the center line of Greenland Avenue, 6.1 feet West of the corner of Lots 16 and 18; thence southerly 383.6 feet to the South line of said subdivision, being 5.4 feet West of the corner of Lots 16 and 18; thence westerly 50 feet to a point; thence northerly 378.5 feet to the center line of Greenland Avenue; thence with the center line of said Avenue 50 feet to the beginning.

BEING the same property conveyed to DOUGLAS BAIN and wife, JOAN BAIN by Deed from SHIRLEY KARL BOTTOMLEE and wife, MARY A. BOTTOMLEE of record in Book 7404, Page 349, Register's Office for Davidson County, TN.

This is improved property known as 1132 Greenland Avenue, Nashville, Tennessee.

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 our hands this 27th day of January, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Douglas Bain
DOUGLAS BAIN

Joan Bain
JOAN BAIN

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, DOUGLAS BAIN and wife, JOAN BAIN, the bargainors, 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 Hendersonville, Tennessee, this the 27 day of January, 1988.

J. K. Arnold
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: Jan 25 1990

9 6 0 9 2

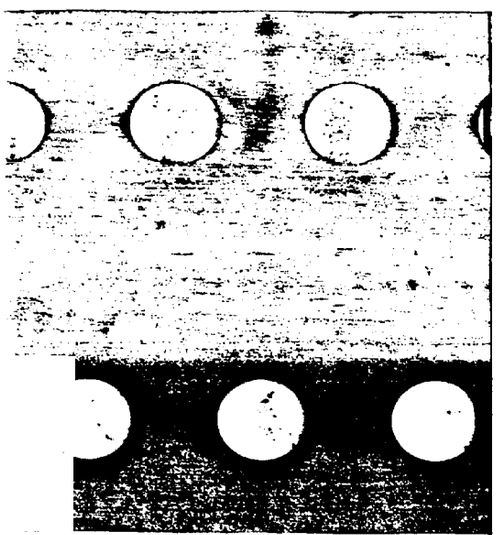
IDENTIFICATION REFERENCE

JAN 7 1 53 PM '88

DAVIDSON COUNTY, TN

5520 01/07 0101 03CHECK 113.46





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 38250.00
				CON TX 106.96
				PRFEE 0.50
				WDEED 6.00
				TOTAL 113.46
				CHECK 113.46
01/07/88	01			13:57 0001 6520

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96092

IDENTIFI REFERENCE

JAN 7 1 53 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 51536