FILE BOX 30

BOOK 7553 PAGE 526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 80,000.00

Subscribed and sworn to before me, this the 24 day of May, 19 88

Affiant

My commission expires: July 13, 1991 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 8R12283
907 Two Mile Parkway, Building "E", Goodlettsville, TN 37072

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: Mortgagee: None
Douglas Bain	Same
1204 Rugby Drive	
Nashville, TN 37207	
STREET ADDRESS / CITY / STATE / ZIP	STREET ADDRESS / CITY / STATE / ZIP

MAP & PARCEL NO. 041-11-0 090.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Sherian Kaye Penick

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Douglas Bain and wife, Joan Bain

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 374 on the Plan of Bellshire Estates, Section "A", of record in Plat Book 2331 at page 115 and 116, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to John O. Pierpoint and wife, Lelia Darst Pierpoint by Will of record in Book 3805 page 440, Register's office for Davidson County, Tennessee. The said John O. Pierpoint and wife, Lelia Darst Pierpoint having since deceased, passing said title to property to Sherian Kaye Penick by will of record in Will Book 161, page 301, Probate Court for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1988 and subsequent years, easements and restrictive covenants of record.

337 20

IDENTIFICATION REFERENCE

MAY 26 9 08 AM '88

FELIX Z. WILSON TT REGISTER
DAVIDSON COUNTY, TN

0924 05/26 0101 03CHECK 230.50

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1204 Rugby Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24 day of May, 19 88

Sherian Kaye Penick

Sherian Kaye Penick

State of Tennessee
County of Davidson

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On this 24 day of May, 19 88, before me personally appeared Sherian Kaye Penick to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

July 13, 1991

Ruth M. Foran
Notary Public
Ruth M. Foran

NOTARY PUBLIC AT LARGE

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

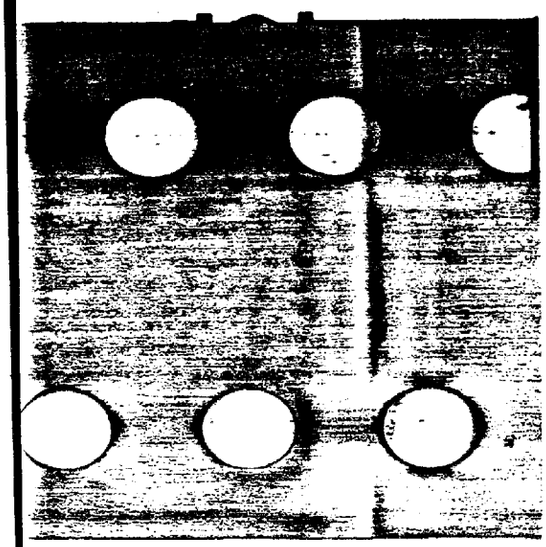
Witness my hand and official seal.
My Commission expires:

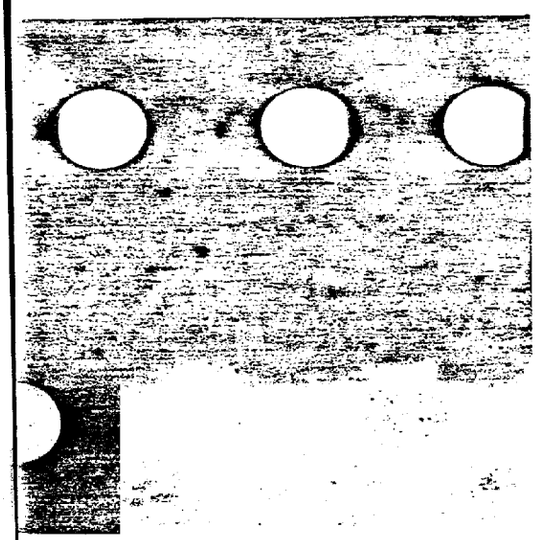
_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Rivergate Executive Park, Building "E"
907 Two Mile Parkway
Goodlettsville, Tennessee 37072





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	80000.00
CON TX	224.00
PRFEE	0.50
WDEED	6.00
TOTAL	230.50
CHECK	230.50

05/26/88 01 09:10 0001 0924

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3372.0

IDENTIFI REFERENCE

MAY 26 9 08 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 95074