THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00261079
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. Partain (NAME)	Bailey Mortgage Company (NAME)	MAP 90-11
604 Fordomatic Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1389 (STREET ADDRESS)	PARCEL 61
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Jackson, MS 39215-1389 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ ----------$10.00---------- *Dollars,*

cash in hand paid by James R. Partain and wife, Sharri D. Partain and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

BOOK 8035 PAGE 629

Gertrude K. Masic, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said James R. Partain and wife, Sharri D. Partain

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 418 on the Plan of Charlotte Park Subdivision, Section 6, as of record in Book 2900, pages 7 and 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 418 fronts 86.0 feet on the northerly side of Fordomatic Drive and extends back, 158.8 feet on the westerly line and 176.6 feet on the easterly line, which is a broken line, to a dead line in the rear on which it measures 67 feet.

Being the same property conveyed to Drago R. Masic and wife, Gertrude K. Masic by deed from Robert R. Harris, of record in Book 3502, page 429, Register's Office of Davidson County, Tennessee. The said Drago R. Masic having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 80,200.00

Subscribed and sworn to before me this the 29th *day of* January 1990

My commission expires: 11-20-93 *(Affix Seal)*

Affiant James R. Partain

Connie N. Pate
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

unimproved ( )
This is improved ( ) property, known as 604 Fordomatic Drive, Nashville, TN 37209
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 29th *day of* January *19*90*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gertrude K. Masic

Gertrude K. Masic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned authority, *a Notary Public in and for said County and State* Gertrude K. Masic, a widow

*the within named bargainor*_____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 29th *day of* January, *19* 90.

Connie N. Pate
Notary Public

Commission expires M-24-93

NOTARY PUBLIC LARGE STATE TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

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IDENTIFIED FOR REFERENCE

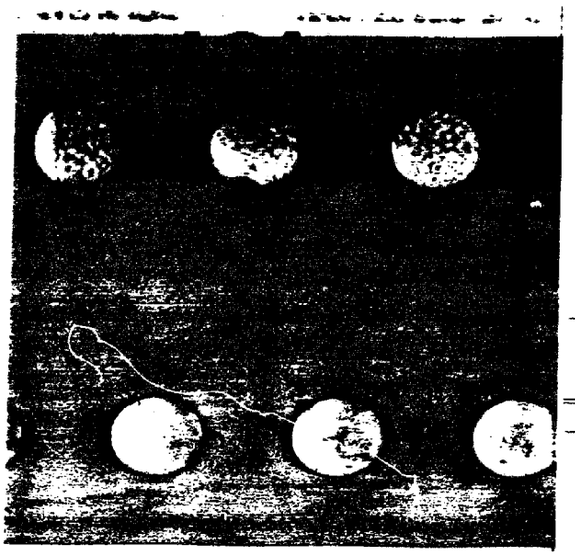
JAN 30 3 33 PM '90

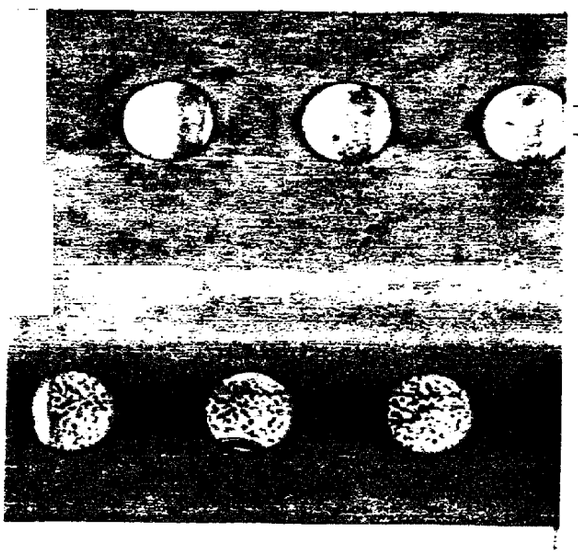
WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 80200.00
CON TX 264.66
PRFEE 1.00
MDEED 6.00
TOTAL 271.66
CHECK 271.66

01/30/90 01 15:30 0001 7663

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0u257

IDENTIF. REFERENCE

JAN 30 3 33 PM '90

DAVIDSON COUNTY TN.

No. 288718