THIS INSTRUMENT PREPARED BY: Daniel P. Niznik, Attorney
Madison Title Company
P.O. Box 1368
Madison, Tennessee 37116

WARRANTY DEED

BOOK 8194 PAGE 266

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Bowest Corporation	MAP PARCEL NUMBERS
Richard Lain, etux (NAME)	~~City Federal Savings Bank~~ (NAME)	Map 52-5
P.O. Box 1522 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 85101 (STREET ADDRESS)	Parcel 256
MAD TN 37116 (CITY) (STATE) (ZIP)	San Diego CA 92186-9935 (CITY) (STATE) (ZIP)	FB# 11d-93672

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------$10.00---------- Dollars.

Cash in hand paid by the Grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain note and deed of trust executed by Ricky G. Lain, unmarried, payable to the order of City Federal Savings Bank, in the original princial amount of $70,272.00, and filed of record in Book 7233, page 161, re-recorded in Book 7310, page 233, Register's Office, Davidson County, Tennessee, which the Grantees agree to assume and pay in full and hold Grantor harmless from same.

I, RICKY G. LAIN, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said RICHARD LAIN and wife, LINDA LAIN

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

Land in Davidson County, Tennessee, and being Lot No. 3 of the Resubdivision of Lots 10 and 11, Map of Red Bud Terrace Subdivision, as shown on the Plan of record in Book 6050, page 195, Register's Office for said County.

Said Lot No. 3 fronts 68 feet on Red Bud Terrace and runs back between lines 191.33 feet to a line in the rear on which it measures 60 feet.

Being the same property conveyed to Ricky G. Lain, unmarried, by deed from James T. McLean, of record in Book 7233, page 158, Register's Office for said County.

5 6 7 1 1

IDENTIFICATION REFERENCE

SEP 12 12 47 PM '90

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN

PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 70,240.17

Subscribed and sworn to before me this the 12th day of September 19 90

Affiant

My commission expires: 11-27-93 (Affix Seal)

Notary Public

NOTARY PUBLIC

This is improved (XX) unimproved ( ) property, known as 1028-1030 Redbud Terrace, Madison, TN 37115
(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 _____ day of September 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.

Ricky G. Lain
RICKY G. LAIN, Grantor

RICHARD LAIN, Grantee

LINDA LAIN, Grantee

THIS INSTRUMENT IS PREPARED UPON INFORMATION FURNISHED BY THE PARTIES, AND NO REPRESENTATION AS TO THE STATUS OF TITLE IS HEREBY AFFORDED.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Ricky G. Lain

*the within named 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*

Witness my hand and official seal at Nashville, *Tennessee, this* 12th *day of* September, *19* 90.

Christy D. Spellman *Notary Public*

Commission expires 11-27-93

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 _____

WARRANTY DEED

FROM

Ricky G. Lain, unmarried

TO

Richard Lain, etux

238.66

Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8194 PAGE 268

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 70240.17
				CON TX 231.66
				PRFEE 1.00
				MDEED 6.00
				TOTAL 238.66
				CHECK 238.66
09/12/90	01			12:49 0001 8165

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 7 I I I

IDENTIFICATION REFERENCE

SEP 12 12 47 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 354822