File No: _____

Address New Owner:	Send Tax Bills To:	Map/Parcel
Tony Bain 105 Lindy Murff Ct. Antioch, TN 37013	ATLANTIC COAST MORTGAGE COMPANY 12700 FAIR LAKES CIRLCE STE 400 FAIRFAX, VA 22033	Map 162-7 Parcel 64

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, LINDA D. PEWITT, an unmarried person, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto TONY L. BAIN, an unmarried person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, as to her interest, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 199 on the Plan of Antioch Park, Section 3, as of record in Plat Book 4460, page 25, Register's Office for Davidson County, Tennessee (to which plat reference is hereby made for a more particular description).

Said Lot No. 199 fronts 71 feet on the southerly side of Lindy Murff Court and extends back 137 feet on the easterly line and 206.2 feet on the westerly line to a dead line in the rear, which is a broken line measuring 117.77 feet thereon.

BEING THE SAME property conveyed to James Adam Pewitt by deed from Lurene Victory, Barbara J. Victory and Doris M. Victory, of record in Book 5293, page 351, said Register's Office. The said James Adam Pewitt died intestate on October 26, 1991; said property descended to his surviving spouse and issue, namely Linda D. Pewitt (surviving spouse), James Wilburn Pewitt (son), Sheila Ann Pewitt Ananias (daughter), and James Todd Pewitt (son), under the Tennessee state laws of descent and distribution concerning intestate succession. By deeds of record in Book 8615, page 753, and Book 8615, page 756, said Register's Office, James Wilburn Pewitt and Sheila Ann Pewitt Ananias quitclaimed their interest in and to said property to Linda D. Pewitt, widow of James Adam Pewitt. The interest of James Todd Pewitt, a minor, is being conveyed by court order in Case No. 99183, Probate Court Clerk's Office for Davidson County, Tennessee.

SAID PROPERTY is conveyed subject to all matters shown on plan of record in Book 4460, page 25, said Register's Office; Restrictive Covenants and matters contained in an intrument of record in Book 4519, page 933, said Register's Office; and to all applicable local government planning, building and zoning regulations.

THIS IS improved property known as 105 Lindy Murff Ct. Antioch, Tennessee 37013. This property and improvements are transferred in "AS IS" condition.

TO HAVE AND TO HOLD the said real estate, as aforesaid, with the appurtenances, estate, title and interest thereto belonging to the said TONY L. BAIN, an unmarried person, his heirs and assigns, forever.

AND GRANTOR COVENANTS, as to her interest, that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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 my hand on this 1st day of JUNE, 1992.

Linda D. Pewitt
LINDA D. PEWITT,
an unmarried person

STATE OF ~~TENNESSEE~~
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

AFFIANT

Sworn to and subscribed before me this 1ST day of JUNE, 1992.

NOTARY PUBLIC

My commission expires: 1/23/93.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda D. Pewitt, an unmarried person, the 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 1ST day of JUNE, 1992.

NOTARY PUBLIC

My commission expires: 1/23/93.

This instrument was prepared by:
David Coleman, Attorney
9000 E. Church St. B-102
Brentwood, TN 37027

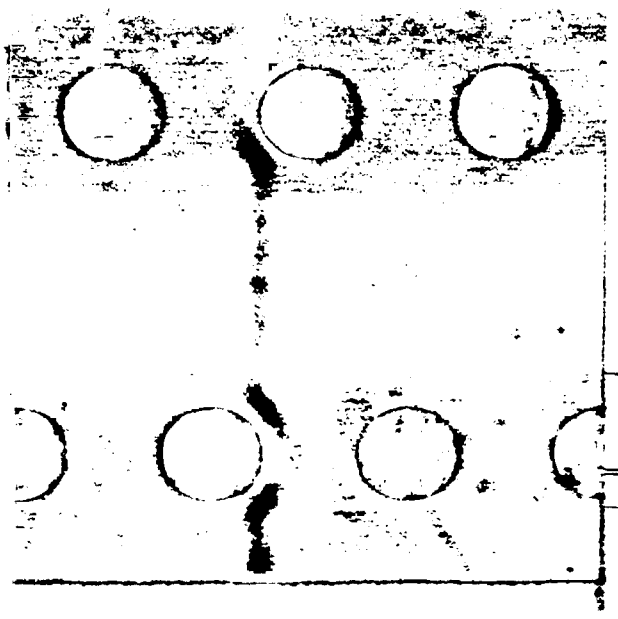
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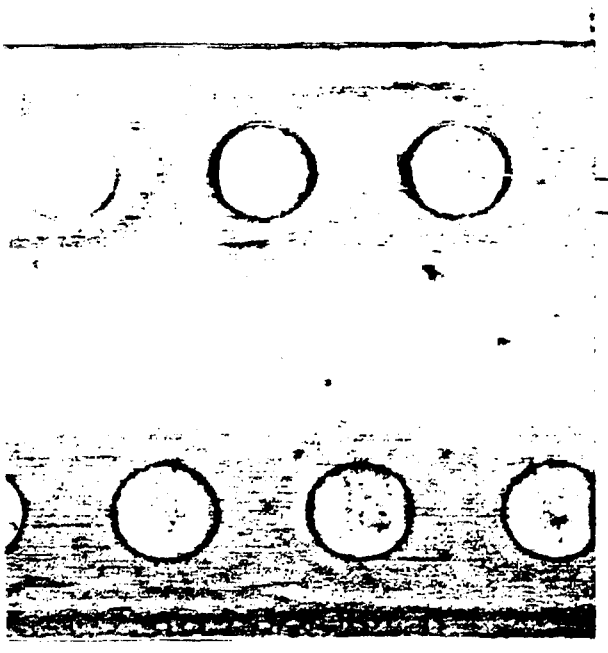
IDENTIF. REFERENCE

JUN 9 10 10 AM '92

DAVIDSON COUNTY TN.

9487 06/09/92 0101 03CHECK 210.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8647 PAGE 317

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 6.00
TOTAL 210.50
CHECK 210.50

06/09/92 01 10:10 0001 9487

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17797

IDENTIF. REFERENCE

JUN 9 10 10 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 539260