Box 43

BOOK 8950 PAGE 619

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Margaret B. Kain 2118 Westwood Avenue Nashville, TN 37205	Same	Map 104-15-341

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Margaret Kain, surviving widow of James Kain, Deceased, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto my daughter, Mary Thomas Kain, a one-half (1/2) undivided interest in the hereinafter described real property and I do hereby transfer and convey a one-half (1/2) undivided interest in said property to Mary Thomas Kain, Trustee for my daughter, Dorothy Theresa Kain, with the powers and duties as set forth in the Trust Agreement I have executed contemporaneously with this Deed.

I expressly retain a life estate in said property, with full and complete right of management during my lifetime.

Said property is described as follows: A certain tract or parcel of land, to-wit:

> Land in Davidson County, Tennessee, being the easterly 20 feet of Lot No. 65 and the westerly 40 feet of Lot No. 66 on the Plan of Belair, as of record in Book 332, Page 6, Register's Office for said County.
>
> Said easterly part of Lot No. 65 and the westerly part of Lot No. 66, front together 60 feet on the northerly side of Westwood Avenue, and run back between parallel lines 185 feet to an alley.
>
> Being the same real property conveyed to James M. Kain and wife, Margaret B. Kain, by deed of record in Book 2087, Page 179, said Register's Office from Ida Payne Joslin, a widow. The said James M. Kain having died, said property is vested solely in Margaret B. Kain.
>
> This is improved property known as 2118 Westwood Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and I do covenant with the said Grantees that I am 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 I do

further covenant and bind myself, my 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. 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 this 14 day of May, 1993.

Margaret Beehan Kain
MARGARET BEEHAN KAIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Margaret Beehan Kain, 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 seal at Nashville, Tennessee this 14th day of May, 1993.

Richard C. Taylor
NOTARY PUBLIC

RICHARD C. TAYLOR NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

MY COMMISSION EXPIRES:

5/23/94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Margaret Beehan Kain
AFFIANT

SWORN TO AND SUBSCRIBED before me this 14th day of May, 1993.

Richard C. Taylor
NOTARY PUBLIC

RICHARD C. TAYLOR NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

MY COMMISSION EXPIRES:

5-23-94

THIS INSTRUMENT PREPARED BY:

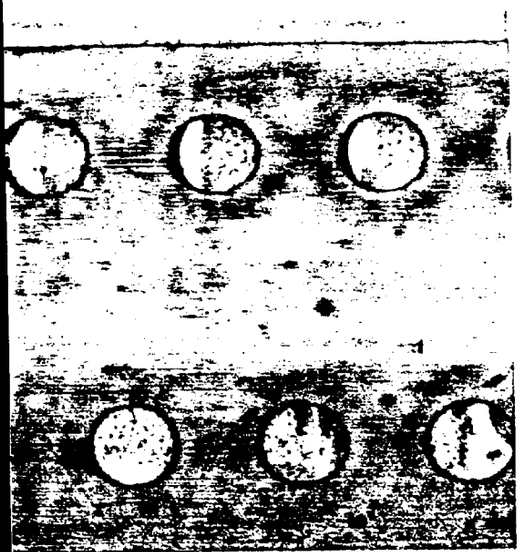
Richard D. Taylor
Attorney at Law
One Union Street
P.O. Box 198169
Nashville, TN 37219-8169
(615) 244-5361

3883 05/17 0101 03CHECK 249.50

20325

RECEIVED FOR REFERENCE
May 17 3 37 PM '93





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

RECEIVED OF _____

FOR _____

BOOK 8950 PAGE 621

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 65000.00
				CON TX 240.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 249.50
				CHECK 249.50
			05/17/93 01	15:36 0001 3883

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20325

IDENTIFICATION REFERENCE

MAY 17 3 37 PM '93

DAVIDSON COUNTY, TN

No. 651955