This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

mail

BOOK 9612 PG 708

ADDRESS NEW OWNER:
Jerry W. Bain, Jr. and wife, Regina Lyn Bain
2211 Milton Drive
Nashville, Tennessee 37216

SEND TAX BILLS:
To Owner

MORTGAGEE:
Dorothy P. Watkins et vir
2832 Gaywinds Court
Nashville, Tennessee 37214

MAP AND PARCEL:

Map	73
Group	1
Parcel	137

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Dorothy P. Watkins and husband, Howard L. Watkins**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jerry W. Bain, Jr. and wife, Regina Lyn Bain**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Lot No. 42 on the Map of Highland View Subdivision of record in Book 1424, page 39, Register's Office for Davidson County, Tennessee. Said Lot No. 42 fronts 181.4 feet on the northeasterly side of Milton Drive as measured around a curve and runs back between lines 193.6 feet on the northerly line and 180.4 feet on the southerly line to a dead line in the rear on which it measures 15 feet.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Dorothy P. Watkins by deed from Vallie Phillips, dated October 27, 1972, as of record in Book 4649, page 366, Register's Office for Davidson County, Tennessee. Howard L. Watkins husband of Dorothy P. Watkins joins in this conveyance to convey any marital interest he may have in said property.
>
> Howard L. Watkins executes this instrument on behalf of the said Dorothy P. Watkins by virtue of a written Power of Attorney, filed for record in Book 9612, page 702, Register's Office for Davidson County, Tennessee.

This is improved property known as 2211 Milton Drive, Nashville, TN 37216.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 1424, page 39, said Register's Office, including but not limited to a 40 foot minimum building setback line from Milton Drive; and a 10 foot easement for public utilities and drainage along the rear line(s) of said property.

Real property taxes for 1995 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jerry W. Bain, Jr. and wife, Regina Lyn Bain, their heirs and assigns, forever; and we, Dorothy P. Watkins and husband, Howard L. Watkins, 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 singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 3rd day of March, 1995.

Dorothy P. Watkins by Howard L. Watkins atty in fact

Dorothy P. Watkins, by Howard L. Watkins, Attorney-In-Fact

Howard L. Watkins

Howard L. Watkins

39879

IDENTIF. & REFERENCE

95 MAR -7 AM 9:12

FELIX E. DUNCAN REGISTER
DAVIDSON COUNTY, TN.

BOOK 9612 PG 710

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Howard L. Watkins, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 3rd day of March, 1995.

Patricia M. Swirn
NOTARY PUBLIC

PATRICIA M. SWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the 3rd day of March, 1995, in Mt. Juliet, Tennessee, before me personally appeared Howard L. Watkins, to me known to be the person who executed the foregoing Warranty Deed in behalf of Dorothy P. Watkins, for the purposes therein contained, and who acknowledged that he executed the same as the free act and deed of the said Dorothy P. Watkins, signing his name as her Attorney-In-Fact. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 3rd day of March, 1995.

Patricia M. Swirn
NOTARY PUBLIC

PATRICIA M. SWIN NOTARY PUBLIC AT LARGE

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 58,000.00.

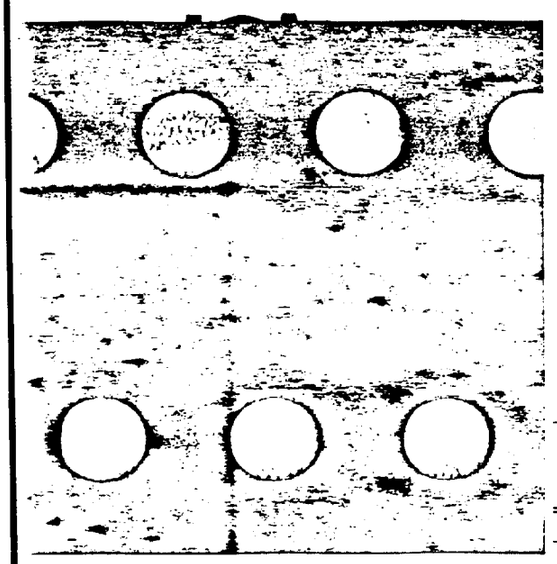
Regina Lynn Bain
AFFIANT

Subscribed and sworn to before me
this 3rd day of March, 1995.

Patricia M. Swirn
NOTARY PUBLIC
My Commission Expires: February 3, 1997

PATRICIA M. SWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

7985 03/07 0101 03CHECK 227.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

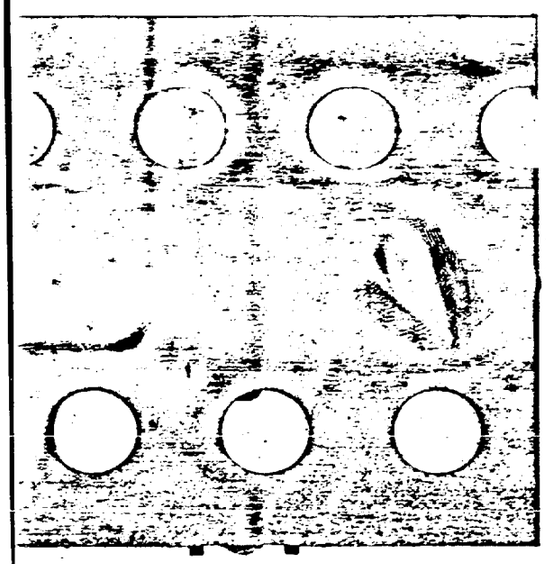
RECEIVED OF _____

FOR _____

BOOK 9612 PG 711

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 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 12.00
TOTAL 227.60
CHECK 227.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/07/95 01 09:13 0001 7985

39879
IDENTIF. ↑ REFERENCE

95 MAR -7 AM 9:13

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 887621