BOOK 9617 PG 513

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ $69,494.00

Subscribed and sworn to before me, this the 2nd day of March, 1995

March 2, 1995 19

My commission expires: 6-10-98 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY
181 East Main Street · Jefferson Building · Suite 8 · Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Jerry Wayne Bain	William E Bassett
9632 Wills Road	1302 B McAlpine Avenue
STREET ADDRESS	STREET ADDRESS
Cross Plains, TN 37049	Nashville, TN 37216
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO.	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ROBERT L. MOORE, UNMARRIED

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO JERRY WAYNE BAIN AND WIFE, PATRICIA FAYE BAIN

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE ATTACHED EXHIBIT "A", WHICH BY REFERENCE IS INCORPORATED HEREIN

41680
IDENTIF. & REFERENCE

95 MAR 13 PM 3:28
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

9971 03/13 0101 03CHECK 270.15

THIS IS IMPROVED PROPERTY KNOWN AS 1301 McAlpine Avenue, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we 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 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 2nd day of March, 1995

Robert L. Moore

ROBERT L. MOORE

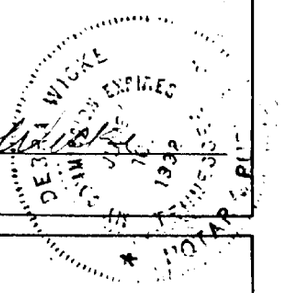
State of Tennessee
County of DAVIDSON BOOK 9617 PG 514

On this 2nd day of MARCH, 19 95, before me personally appeared ROBERT L. MOORE to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My commission expires:

6-10 98

Notary Public



State of Tennessee
County of _____

On this _____ day of _____, 19 _____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

WARRANTY DEED

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 3, on the Plan of Resubdivision of Part of Lots 40 and 42, Kennedy & Graves Subdivision, of record in Book 5210, page 193, Register's Office of Davidson County, Tennessee.

SAID Lot No. 3, which is a corner lot, fronts 58.55 feet on the southerly margin of McAlpine Avenue and fronts 91.55 feet on the easterly margin of Kennedy Avenue, said frontages being joined by a curve having a length of 42.49 feet, and extends back 120.0 feet on the easterly line and 87.8 feet on the southerly line to a point of intersection.

BEING the same property conveyed to Robert L. Moore, unmarried, by deed from Stephen D. Plunk and wife, Carmen M. Plunk and Fred Hoffman of record in Book 7137, page 557, said Register's Office.

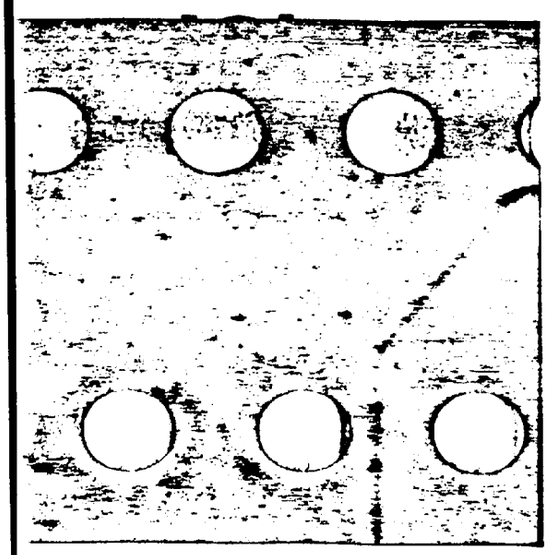
This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

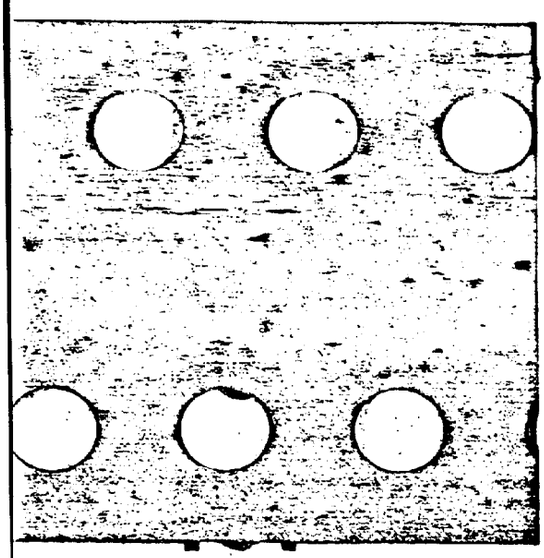
This conveyance is made subject to a Deed of Trust wherein Robert L. Moore is the Grantor and Atlantic Coast Mortgage Company is the Beneficiary, said Deed of Trust was recorded in Book 7137, at page 560, Register's Office for Davidson County, Tennessee. The herein named Grantees agree to assume and pay the said Deed of Trust according to its terms and conditions.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9617 PG 516

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 69494.00
CON TX 257.15
PRFEE 1.00
TDEED 12.00
ERR CO
TDEED 12.00-
PRFEE 12.00
TOTAL 270.15
CHECK 270.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41680
IDENTIF. # REFERENCE

95 MAR 13 PM 3:28
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

03/13/95 01 15:29 0001 9971

No. 889575