WARRANTY DEED

book 9617 pg 317

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 74,663.03
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF March 19 95
Notary Public
MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Beaty Title Company, 5550 FRANKLIN ROAD SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM E. BASSETT (NAME)	WILLIAM E. BASSETT (NAME)	MAP 61-16
1302 B McAlpine Ave (ADDRESS)	1302 B McAlpine Ave (ADDRESS)	PARCEL 359
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JERRY WAYNE BAIN AND WIFE, PATRICIA FAYE BAIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM E. BASSETT, UNMARRIED

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:

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~~ Jerry Wayne Bain & Patricia Faye Bain, by deed from ~~Stephen D. Plunk and wife, Carmen M. Plunk and Fred~~ Hoffman of record in Book ~~7137~~ 9612, page ~~557~~ 513, 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.

unimproved ( )
This is improved (X) property, known as 1300 MCALPINE AVENUE, NASHVILLE, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 our hand s this 2nd day of March 19 95

Jerry W. Bain
JERRY WAYNE BAIN

Patricia Faye Bain
PATRICIA FAYE BAIN

BOOK 9617 PG 518

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 JERRY WAYNE BAIN AND WIFE, PATRICIA FAYE BAIN

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 2nd day of March, 1995.

Commission expires June 10, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

9972 03/13 0101 03CHECK 285.39

41681

IDENTIFICATION REFERENCE

95 MAR 13 PM 3:29

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

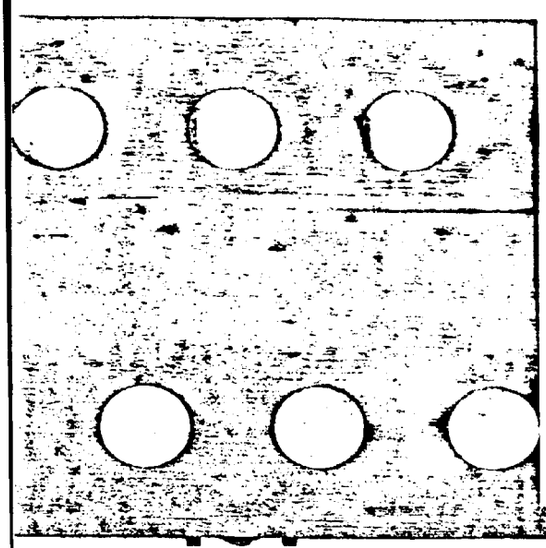
FOR _____

BOOK 9617 PG 519

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 74663.03
CON TX 276.39
PRFEE 1.00
MISC 8.00
TOTAL 285.39
CHECK 285.39



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/13/95 01 15:30 0001 9972

41681
IDENTIF. # REFERENCE

95 MAR 13 PM 3:29

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

No. 889576