0117975

IDENTIFICATION REFERENCE

File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

95 OCT 31 PM 3:15

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
David A. Bain
931 South 13th Court
Nashville, TN 37206

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 94-5
GROUP
PARCEL 75

BOOK 9844 PG 240

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Altie Mai Bain, a widow**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **David A. Bain, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 85 on the Map of Shelby Heights Subdivision, Section One, Revised, as of record in Book 2330, page 171, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 85 fronts 58.04 feet on the southeast margin of South 13th Court and extends back 125.1 feet on the northeast line and 118.7 feet on the southwest line to a dead line measuring 56.5 feet thereon.
>
> BEING the same property conveyed to Herbert W. Bain and wife, Altie Mai Bain, by deed from John S. Evans, an unmarried man, as of record in Book 4271, page 468, Register's Office for Davidson County, Tennessee. The said Herbert W. Bain having since died, the property is vested in the surviving spouse as a matter of law.
>
> The description used in this conveyance is the same as in the previous transfer.

This is improved property known as 931 South 13th Court, Nashville, TN 37206.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David A. Bain, unmarried, his heirs and assigns, forever; and

I, Altie Mai Bain, a widow, do covenant with the said Grantee 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 Grantee, his 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.

BOOK 9844 PG 241

Witness my hand this the 31st day of October, 1995.

Altie Mai Bain

Altie Mai Bain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Altie Mai Bain, a widow**, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of October, 1995.

Adam R Smith

NOTARY PUBLIC

My Commission Expires: JUNE 19, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $27,000.00.

Dale C Bain

AFFIANT

Subscribed and sworn to before me
this 31st day of October, 1995.

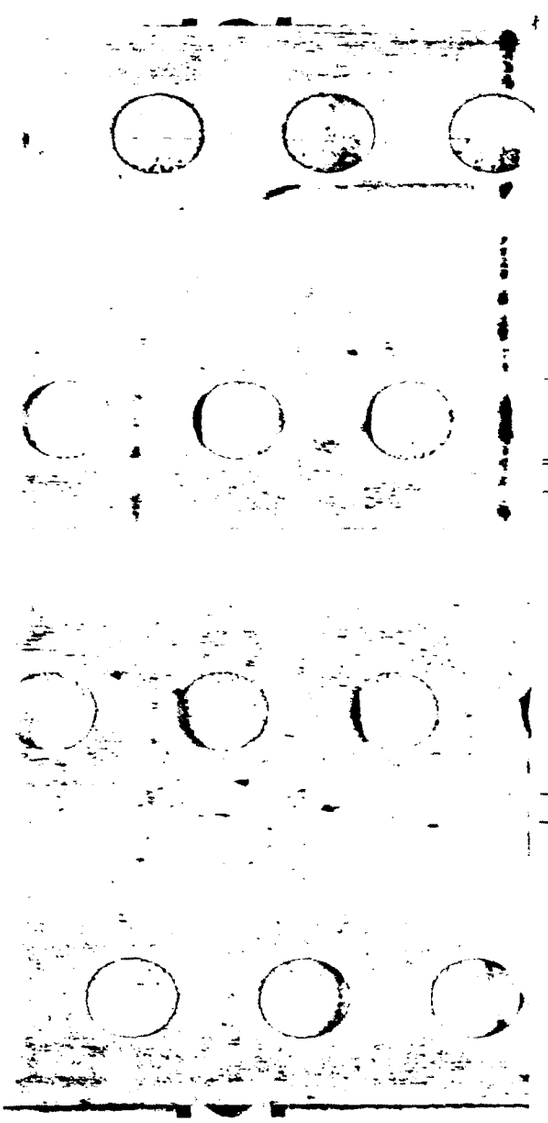
Adam R Smith

NOTARY PUBLIC

My Commission Expires: JUNE 19, 1999

2985 10/31 0101 03CHECK 108.90

C:\WP51\WORK\CLOSINGS\YFA95562.WD



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9844 PG 242

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 27000.00
CON TX 99.90
PRFEE 1.00
WDEED 8.00
TOTAL 108.90
CHECK 108.90

10/31/95 01 15:17 0001 2985

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0117975

ISSUING REFERENCE

95 OCT 31 PM 3:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 971631