BK: 10004 PG: 561

ADDRESS NEW OWNERS and
SEND TAX BILLS:
Douglas Bain and wife,
Linda Bain
1121 Forest Point Drive
Hendersonville TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER
41 - 5 - 2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations KHUSHRU H. FRENCHMAN AND WIFE, RITA K. FRENCHMAN, hereinafter called the GRANTORS, have this day bargained and sold and by these presents do transfer and convey to DOUGLAS BAIN and wife, LINDA BAIN as tenants by the entirety, hereinafter called the GRANTEES, their successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Creek Trail Subdivision, a plat of which is of record in Book 7900, Page 261-262 Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said lot.
>
> Being part of the same property conveyed to Khushru H. Frenchman and wife, Rita K. Frenchman by deed of record in Book 5635, Page 392, Register's Office for Davidson County, Tennessee.

Subject to all restrictions and easements of record and all matters shown on the above referenced plat.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEES, their successors and assigns, forever.

AND THE GRANTORS covenant with the GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

THE GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEES, their successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

10004

BOOK 10004 PG 562

GRANTEES shall not change names of street in said subdivision.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands on this the 3 day of April, 1996.

K H Frenchman
KHUSHRU H. FRENCHMAN

Rita Frenchman
RITA K. FRENCHMAN

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, Khushru H. Frenchman and wife, Rita K. Frenchman the within named bargainors 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 at office, this 3 day of April, 1996.

NOTARY PUBLIC

My Commission Expires:

1/3/98

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $34,900.00.

PICK-UP

AFFIANT

Subscribed and sworn to before me, this the 3 day of April, 1996.

NOTARY PUBLIC

My Commission Expires:

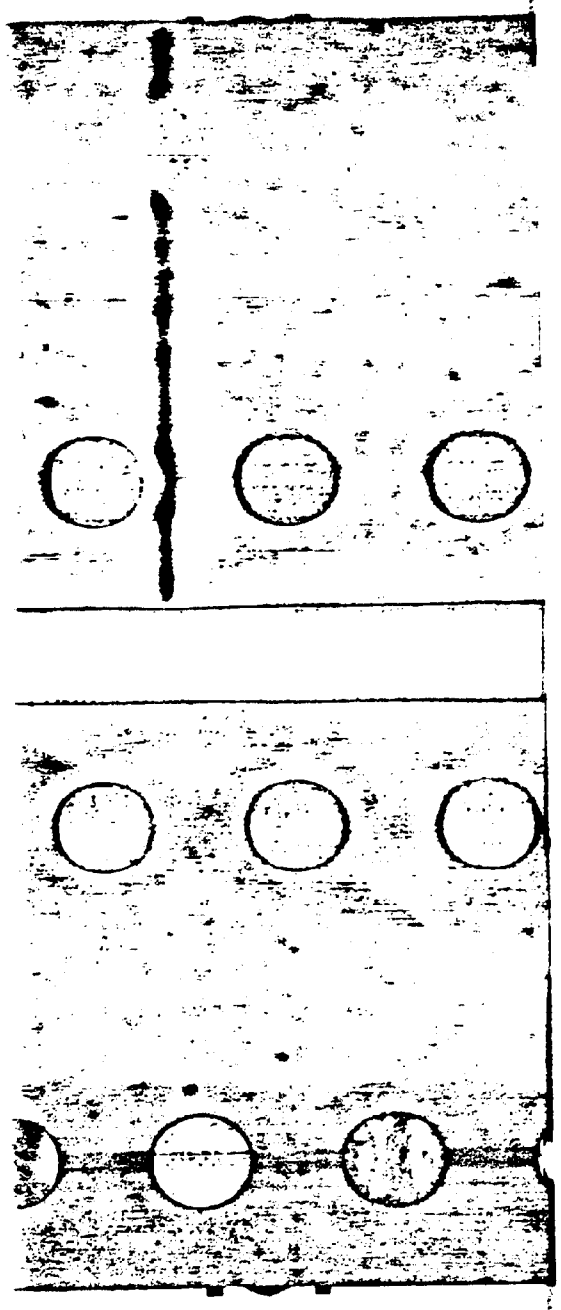
1/3/98

96 APR -4 AM 9:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0167719
IDENTIF. ↑ REFERENCE

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

572 04/04 0101 03CHECK 138.13



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

RECEIVED OF _____

FOR _____

BOOK 10004 PG 563

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	34900.00
			CON TX	129.13
			PRFEE	1.00
			MDEED	8.00
			TOTAL	138.13
			CHECK	138.13
04/04/96	01		09:24 0001	6572

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167719
IDENTIF. ← REFERENCE

96 APR -4 AM 9:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 1024564