0191496

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 JUN 11 AM 10:52

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (mn) Title No: 37740
Dav. Co. File: Box 8

BOOK 10082 PG 807

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Phillip A. Wines Sharon L. Wines 2801 Tyne Boulevard Nashville, Tennessee 37215	Marine Midland Mortgage Corporation 7415 Pineville-Matthews Road Charlotte, NC 28226

TAX MAP-PARCEL NUMBERS: 130-15-24

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas N. Bainbridge and spouse, Rebecca T. Bainbridge,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phillip A. Wines and spouse, Sharon L. Wines,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of Harpeth Valley Estates Section One of record in Plat Book 1835, page 86, Register's Office for said County.

SAID Lot No. 10 fronts 125.0 feet on the southwesterly margin if Tyne Boulevard and extends back 429.20 feet on the northwesterly line and 423.92 feet on the southwest line to a dead line in the rear, measuring 125.09 feet thereon.

BEING the same property conveyed to Thomas N. Bainbridge et ux Rebecca T. Bainbridge by deed from Charles G. Glasgow et ux Patricia K. Glasgow of record in Book 5475, page 748, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 2801 Tyne Boulevard, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

BOOK 10082 PG 808

WITNESS THE EXECUTION HEREOF this 6th day of June, 1996.

Thomas N. Bainbridge **Rebecca T. Bainbridge**

State of Tennessee
County of Davidson

On this 6th day of June, 1996, before me the undersigned authority, personally appeared **Thomas N. Bainbridge** and **Rebecca T. Bainbridge**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 338000.00

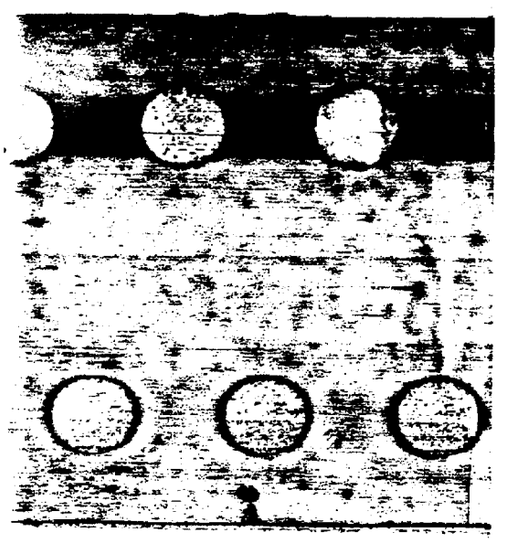
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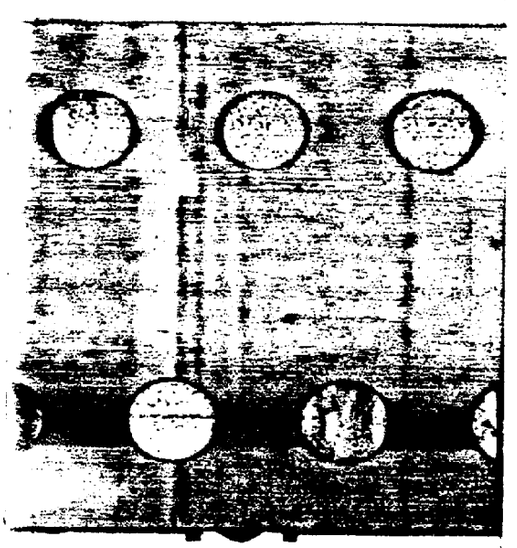
Sworn and subscribed before me on the 6th day of June, 1996.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

2133 06/11 0101 03CHECK 1259.60





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

RECEIVED OF _____

FOR _____

BOOK 10082 PG 809

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 338000.00
CON TX 1250.60
PRFEE 1.00
WDEED 8.00
TOTAL 1259.60
CHECK 1259.60

06/11/96 01 10:55 0001 2133

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0191496
IDENTIF. ↑ REFERENCE

96 JUN 11 AM 10:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1049971