STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

BOOK 10275 PG 392

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Alan York (NAME)	First Republic Mortgage (NAME)	MAP 34-14
241 Aurora Avenue (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	PARCEL 27
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Clark S. Bains, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Alan York

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:

A parcel of land in the 11th Civil District of Davidson County, Tennessee, being part of Lot 34 of the Elmore Hill Subdivision of Edgemeade Farms as recorded in Book 547, Pages 89 and 90 in the Register's Office, Davidson County, Tennessee, and more particularly as shown by a survey of Barge, Waggoner and Sumner, Engineers, dated November 16, 1961, and described as follows:

Beginning at an iron pin, said pin being in the Northerly margin of proposed Aurora Avenue and the common line between Lots 33 and 34 of the Subdivision of Edgemeade Farms; thence, N. 7 Deg. 48' W. 164.03 feet with the common fence line between Lots 33 and 34 to an iron pin; thence, N. 89 Deg. 06' E. 172.49 feet with an existing fence to an iron pin; thence, S. 4 deg. 23' E. 126.78 feet with an existing fence to an iron pin in the northerly margin of proposed Aurora Avenue; thence, westerly with the northerly margin of proposed Aurora Avenue 166.16 feet around a curve to the right of radius 350.00 feet having a central angle of 27 deg. 12' to the point of beginning, containing 0.65 acres, more or less.

Being the same property conveyed to Clark S. Bains by deed from J. E. Stanley and wife, Mayme Stanley, of record in Book 3435, Page 191, Register's Office for said County.

0414 12/02 0101 03CHECK 282.80

unimproved ( )
This is improved (X) property, known as 241 Aurora Avenue, Madison, TN 37115
(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 my hand this 27th day of November 19 96

Clark S. Bains

BOOK 10275 PG 393

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 Clark S. Bains

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of November, 19 96.

Commission expires 11-27-99

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 _____

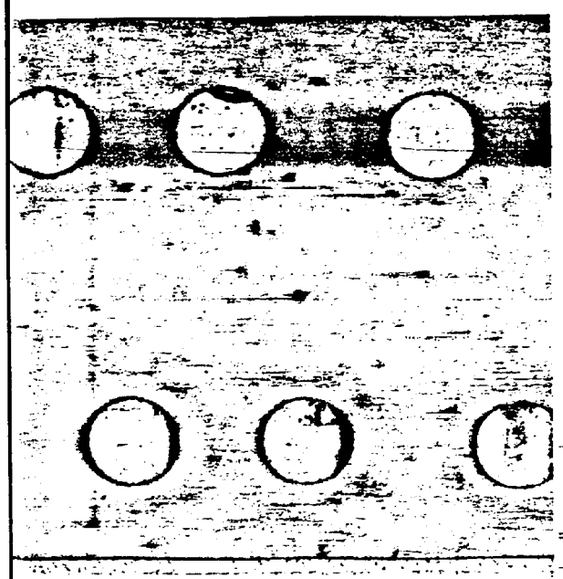
Notary Public

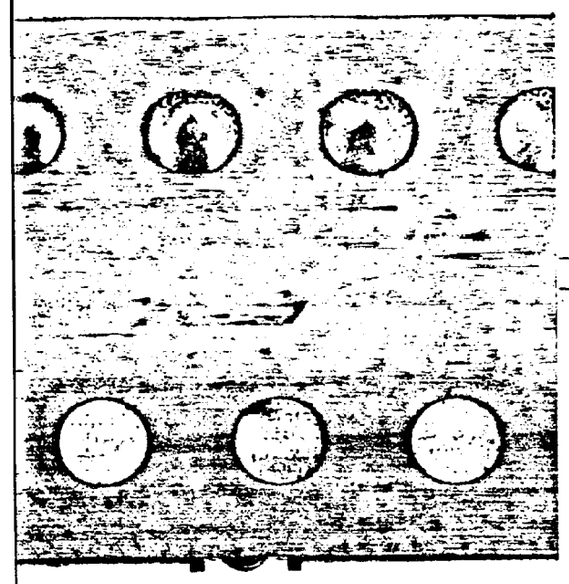
IDENTIF. ▲ REFERENCE

0251182

96 DEC -2 PM 12:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10275 PG 394

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 74000.00
				CON TX 273.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 282.80
				CHECK 282.80
12/02/96	01			12:03 0001 0414

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0251182
IDENTIF. ↑ REFERENCE

96 DEC -2 PM 12:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093089