10784 343

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0397753

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

W & I Ref: (sk) Title No: 39578
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mark A. Bain 121 40th Avenue North Nashville, TN 37209	SAME

TAX MAP-PARCEL NUMBERS: 104-01-272

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 70,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carl Edward Wood,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark A. Bain,** 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 the southerly 50 feet of Lot No. 46 and the southerly 50 feet of the easterly 50 feet of Lot No. 47 on the Plan of West End Annex, as of record in Book 332, Page 61, Register's Office for said County.

SAID part of Lots Nos. 46 and 47 fronts 50 feet on the westerly side of 40th Avenue North and runs back between parallel lines, with the northerly margin of an alley, 125.6 feet to a dead line.

BEING the same property conveyed to Charles Alden Wood and Carl Edward Wood by deed from Robert G. Waggener, an unmarried man of record in Book 4633, Page 489, and Quitclaimed to Carl Edward Wood by Deed from Charles Alden Wood of record in Book 10784, Page 341 Register's office for Davidson County, Tennessee. Eleanor B. Wood joins in this conveyance strictly to release any and all marital interest she may have in the above described property.

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: 121 40th Avenue North, Nashville, TN 37209

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.

WITNESS THE EXECUTION HEREOF this 4th day of February, 1998.

BK/PG: 10784/344

Carl Edward Wood

Eleanor B. Wood

State of Tennessee
County of Davidson

On this 4th day of February, 1998, before me the undersigned authority, personally appeared **Carl Edward Wood and Eleanor B. Wood**, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

0221 02/05 0101 03CHECK 268.00

AFFIDAVIT

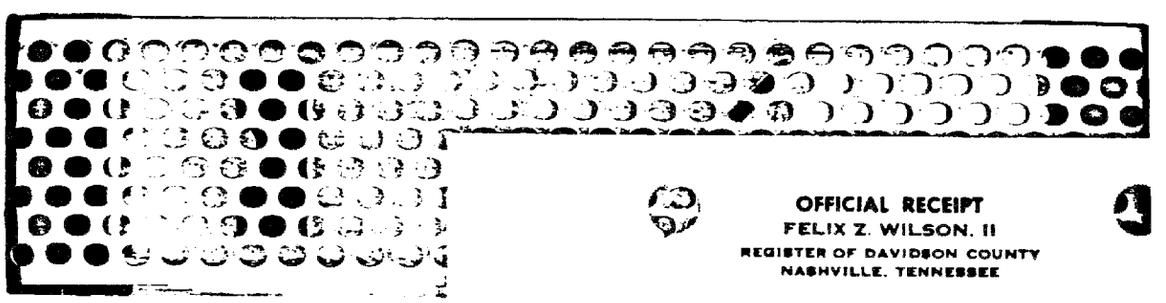
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 70000.00

Affiant

Sworn and subscribed before me on the 4th day of February, 1998.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 10784 PG 345

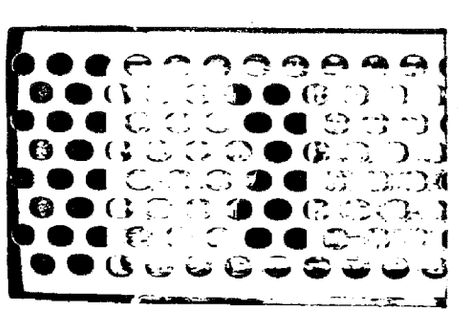
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

02/05/98 01 13:36 0001 0221

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0397753
IDENTIF. & REFERENCE

98 FEB -5 PM 1:33

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

No. 1250774