THIS INSTRUMENT PREPARED BY:
David L. Maddox, Esq.
David L. Maddox & Associates, P.C.
1207 17th Avenue South, Ste. 308
Nashville, TN 37212

BOOK 10832 PG 254

MAIL ENV.

98 MAR 11 AM 9:0

IDENTIF. # REFERENCE

041057

New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Barbara Brown **Jerry Bain** **432 Capri Drive** **Nashville, TN 37209**	**Same**	104-1-309

KNOW ALL MEN BY THESE PRESENTS that Edgar Bain and wife, Audria Lee Bain, for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and does hereby convey, remise, release and forever quitclaim unto Barbara Bain Brown and Jerry Bain, their heirs and assigns, their entire right, title and interest in and to certain tracts of land in Davidson County, Tennessee, described as follows: -E.B. -A.B.

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of a part of west Grove Subdivision, of record in book 421, page 109, Register's Office for said county.

Said Lot No. 194 fronts 50 feet on the southerly side of Grand Avenue now Nebraska, and runs back between parallel lines 200 feet more or less to an alley.

Being the same property conveyed to Edgar Bain and wife, Audria Lee Bain, by deed from Ernest L. Woodside and wife, Ira Woodside, of record in Book 1553, page 613, said Register's Office.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

This is improved property in Davidson County, Tennessee. 3909 03/11 0101 03CHECK 8.00

WITNESS my hands this the 7th day of February, 1998.

Edgar Bain
Edgar Bain

Audria Lee Bain
Audria Lee Bain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Edgar Bain and wife, Audria Lee Bain, the bargainors, 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 Nashville, Tennessee, this the 7th day of February, 1998.

Linda Schreiner
Notary Public

My commission expires: 7/28/01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $00.00

Richard Schreiner
Affiant

Sworn to and subscribed before me this the 7th day of February, 1998.

Linda Schreiner
Notary Public

My Commission Expires: 7/28/01

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE