THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
William John Derra & wife, Loretta Graves Derra 1602 Burton Avenue Nashville, Tennessee 37215	Same	Part of 147-16-37 FB 6DU71020

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, W. L. BAINBRIDGE, INC., a Tennessee corporation ("Grantor")has bargained and sold, and by these presents does transfer and convey unto WILLIAM JOHN DERRA and wife, LORETTA GRAVES DERRA ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to those matters set forth in Exhibit B which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 37,400.

William John Derra
Affiant

SUBSCRIBED AND SWORN to before me, this 11th day of September, 1985.

Notary Public

1-10-89
My Commission Expires

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns, forever.

5374 CS/13 158.74 - 1 CHECK

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property of the Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed as of the 11th day of September, 1985.

GRANTOR

W. L. BAINBRIDGE, INC.

By: _____
W. L. Bainbridge, III
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, Sarah Williams, a Notary Public of the State and County aforesaid, personally appeared W. L. Bainbridge, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of W. L. BAINBRIDGE, INC., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing of the name of the corporation by himself as President.

WITNESS my hand and seal, at Office in Nashville, Tennessee, this 12th day of September, 1985.

_____
Sarah Williams, Notary Public
State of Tennessee, at Large

My Commission Expires: 12/8/86

EXHIBIT A

Property Description

LAND in Davidson County, Tennessee, being Unit No. 46 in McMurray Court, a Condominium, a Horizontal Property Regime located on McMurray Drive, Nashville, Davidson County, Tennessee, as shown on the Condominium Site Plan recorded in Book 6250, page 230, Register's Office for said County, and described in a Master Deed recorded in Book 6446, page 539, said Register's Office, to which reference is hereby made.

BEING part of the same property conveyed to W. L. BAINBRIDGE, INC., by deed of record in Book 6390, page 889, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes for 1985, which shall be prorated and assumed by the Grantees; provided, however, that in the event the Grantor's portion of 1985 taxes is not $110.00, the parties agree to make a subsequent adjustment.

2. The Plan of record in Book 6250, page 230, amended in Book 6606, page 144, shows certain notes, easements, setback lines and owner's certificate.

3. Restrictive covenants contained in an instrument of record in Book 6446, page 539, amended in Book 6481, page 849, said Register's Office; also restrictions of record in Book 1340, page 414, said Register's Office.

4. W. L. Bainbridge, Inc. conveyed his interest in the common area, including undedicated roadways to McMurray Court Home Owners Association, Inc., of record in Book 6481, page 851, said Register's Office.

5. The premises herein conveyed is a condominium apartment established pursuant to a Master Deed establishing a Horizontal Property Regime of Unit Number 6 in McMurray Court as shown in the Master Deed of record in Book 6446, page 539, Register's Office for Davidson County, Tennessee, the terms and conditions of which this conveyance is subject.

RUSH

IDENTIFICATION REFERENCE

35998

SEP 12 2 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6654 PAGE 457

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

57400.00- CONT.
149.24 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 158.74-
6374A09/12/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35998

IDENTIFICATION REFERENCE

SEP 12 2 53 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172116