FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,612.96

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF November, 19 85.

Notary Public

MY COMMISSION EXPIRES 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
W. L. Bainbridge, Inc. (NAME)	Same (NAME)	06DU 71480
315 Union, Suite 422 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 161
Nashville, TN 37201 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	P/O Parcel 96

FOR AND IN 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, W. M. Seat and wife, Georgia Hill Seat

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. L. Bainbridge, Inc.

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:

Being Tract No. 2 of Maple Ridge as described on the unrecorded survey of Anderson-Delk & Associates, Inc., dated October 22, 1985 (84-121), and being more particularly described as follows:

Beginning a a point in the westerly margin of Nolensville road and corner to the Gibralter Trust - Scott Pickett, Trustee property (Book 5933, page 520, RODC); thence with the Gibralter Trust - Scott Pickett, Trustee line North 86° 24' 00" West 1,240.61 feet to a point; thence North 85° 55' 35" West 103.49 feet to a point in the line of American Fletcher National Bank and Trust Company (Book 5319, page 119, RODC); thence with the line of American Fletcher National Bank and Trust Company North 3° 16' 05" East 299.06 feet to a point corner to Bill Henry et ux (Book 4012, page 401, RODC); thence with Henry's line South 86° 29' 24" East 999.41 feet to a point corner to Tract No. 1 of Maple Ridge on the survey heretofore described; thence with the line of Tract No. 1 South 2° 56' 42" West 251.50 feet to a point; thence South 86° 24' 00" East 344.79 feet to a point in the westerly margin of Nolensville Road; thence with the westerly margin of Nolensville Road along a curve having a radius of 4,172.18 feet a distance of 50.01 feet to the point of beginning, and containing 7.30 acres, more or less, said Tract No. 2 being described according to the survey of Anderson-Delk & Associates, Inc., dated October 22, 1985.

Being a portion of the same property conveyed to W. M. Seat and wife, Georgia Hill Seat by deed from David E. McQueen and wife, Rufie McQueen of record in Book 1637, page 530, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 7.30 acres (House Number) Nolensville Road (Street) Davidson County, TN (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 our hand s this 11th day of November, 19 85

Georgia Hill Seat
Georgia Hill Seat

W. M. Seat
W. M. Seat

INDIVIDUAL ACKNOWLEDGEMENT

State of Tennessee

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County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, W. M. Seat and wife, Georgia Hill Seat

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 11th day of November, 1985

NOTARY PUBLIC

My commission expires:

7-18-87

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, 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 (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

W. M. Seat and wife, Georgia Hill Seat

TO

W. L. Bainbridge, Inc.

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

IDENTIFICATION REFERENCE

6809

JAN 14 2 50 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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
			176812.96- CAMT.	
			459.16 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	465.66-
681HAQ	1/14/86	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 8 0 9

IDENTIF. REFERENCE

JAN 14 2 50 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 210569