File Box 8/tl

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Michael D. Pierce, et ux (NAME)	Union Planters National Bank (NAME)	Map 116
3810 Estes Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 470 (STREET ADDRESS)	Group 12-F
Nashville, TN 37205 (CITY) (STATE) (ZIP CODE)	Memphis, TN 38101 (CITY) (STATE) (ZIP CODE)	Parcel 5

WARRANTY DEED

BOOK 7423 PAGE 241

For and in consideration of the sum of Ten ($10.00) DOLLARS and other good and valuable considerations paid by Michael D. Pierce and wife, Mary Kathleen Pierce (herein "Grantees") to Baldridge Development Company, Inc. (here "Grantor"), the receipt of which is hereby acknowledged, the said Baldridge Development Company, Inc.

have bargained and sold, and by these presents do transfer and convey unto the said Michael D. Pierce and wife, Mary Kathleen Pierce

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit "A" attached hereto and made a part hereof as if typed herein.

Grantor, in Grantor's capacity as Developer, pursuant to covenants, conditions and restrictions of record in Book 7019, page 922, as amended and restated in Book 7419, page 217, said Register's Office hereby ratifies and approves the improvements as located on subject property and confirms that the same are not in violation of appropriate setback lines or other building restrictions or requirements.

8948.7.

IDENTIFICATION REFERENCE

Dec 10 12 11 PM '87

FILED & RECORDED
DAVIDSON COUNTY, TN

This conveyance is made subject to easements, covenants and restrictions of record and taxes for 1987 which are hereby assumed by Grantees, also subject to Charter and By-Laws of Wyndham Chase Homeowners' Association Book 7419 Page 212 and 217 respectively RODC 10 and Amended and Restated Declaration of Protective Covenants and Restrictions Book 7919 Page 236

This is unimproved ( ) improved (X) property, known as 3810 Estes Road (Lot #5) RODC 10
(House Number) (Street)
Nasvhille, Tennessee 37205
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 9th day of December, 1987.

Baldridge Development Company, Inc.

By: Thomas M. Baldridge

President

BOOK 7423 PAGE 242

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared Thomas M. Baldridge ~~and~~ _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself ~~and~~ _____ to be the President ~~and~~ _____ ~~respectively~~ of Baldridge Development Company, Inc., the within named bargainor, a corporation, and that h3 as such President ~~and~~ _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Thomas M. Baldridge as President ~~and in the name by the said~~ _____ as _____.

Witness my hand and seal, at office in Nasvhille, TN, this 8th day of December, 19 87.

Christy Wilkinson Notary Public

Commission expires Oct 9, 1991

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 660,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 8th day of December, 19 87.

My commission expires Oct 9, 1991 Notary Public Christy Wilkinson

This instrument was prepared by:

E. M. Haywood, Attorney — Name

205 Reidhurst Avenue Nashville, TN 37203 — Address

WARRANTY DEED

FROM Baldridge Development Co., Inc.

TO Michael D. Pierce, et us

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT "A"
To Deed From Baldridge Development Company, Inc.
to
Michael D. Pierce, et ux.

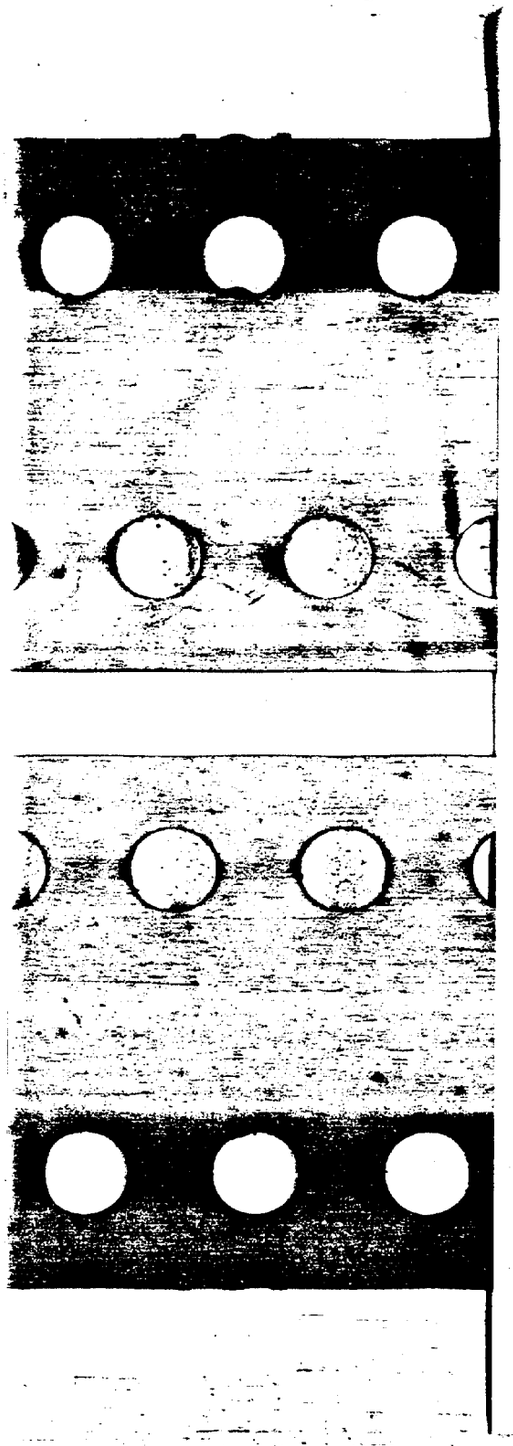
LEGAL DESCRIPTION

Land in the 25th Councilmatic District of Nashville, Davidson County, Tennessee being lot 5 on the plan of Wyhdham Chase as of record in Book 6900, Page 101, R.O.D.C. TN; being further described according to survey by Ellers, Hudson & Associates, Inc., dated November 10, 1987 as follows:

Beginning at an iron rod; said iron rod being the southeastern corner of the above referenced subdivision; thence with the common line with Joseph Martin, Jr., and wife Louise Armistead Martin as of record in Deed Book 2440, Page 203, R.O.D.C. TN., North 03 degrees 17 minutes 08 seconds East a distance of 201.00 feet to a concrete monument; thence North 04 degrees 51 minutes 44 seconds East a distance of 23.95 feet to an iron rod at the southeast corner of the property owned by William S. Keene, et ux as of record in Book 5343, Page 708, R.O.D.C. TN; thence, with Keene's South line North 85 degrees 41 minutes 43 seconds West a distance of 42.17 feet to an iron rod at the Northeast corner of lot 4 of the above referenced subdividion; thence with the common line with lot 4, South 36 degrees 59 minutes 43 seconds West a distance of 108.02 feet to a point on the right-of-way-of Wyndham Place (a private drive); thence with said right-of-way along a curve to the right having a radius of 18.00 feet, a lenght of 7.50 feet and a chord of 7.45 feet with a bearing of South 07 degrees 35 minutes 15 seconds East to a point; thence with said right-of-way South 04 degrees 20 minutes 57 seconds West a distrance of 28.00 feet to a point; thence continuing with said right-of-way along a curve to the right having a radius of18.00 feet, a lenght of 28.27 feet and a chord of 25.46 feet along a bearing of South 49 degrees 20 minutes 57 seconds West to a point; thence continuing with said right-of-way North 85 degrees 39 minutes 03 seconds West a distance of 2.00 feet to the Northeast corner of lot 6 of the above referenced subdivision; thence with the common line with said lot 6 South 22 degrees 52 minutes 34 seconds East a distance of 90.52 feet to a point on the common line with Graystone as of Record in Plat Book 6200, Page 60 R.O.D.C. TN; thence with Graystone's North line South 85 degrees 32 minutes 47 seconds East a distance of 81. 00 feet to the point of beginning containing 20,067.39 square feet, more or less.

BEING/part of the same property conveyed to Baldridge Development Company, Inc. by deed from Linda Sue Gingles and husband, Pat M. Gingles, of record in Book 6780, page 821, Register's Office for Davidson County, Tennessee.

File Box 8/41



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7423 PAGE 244

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

660000.00- CAMT.
1848.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1857.50-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .00

8:9 4 8:7:

IDENTIFICATION REFERENCE

DEC 10 12 11 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 43764