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 $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 1988

Notary Public

MY COMMISSION EXPIRES: 5-13-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
Michael G. Baggett (NAME)	Sovran Mortgage Corporation (NAME)	09W-11008
1808 State Street, Unit #209 (STREET ADD., RFD OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	92-12-A
Nashville, TN. 37203 (CITY) (STATE) (P. O. ZIP)	Richmond, VA. 23219 (CITY) (STATE) (ZIP)	209 CO

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, Jack Driver & Son, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael G. Baggett, unmarried

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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 209, in a Horizontal Property Regime as shown on the condominium site plan of State House Manor, as of record in Book 7333, Page 56, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to Jack Driver & Son, Inc. by deed from Jack D. Driver, Trustee of record in Book 7333, Page 34, Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of State House Manor, as of record in Book 7333, Page 56, and Master Deed of record in Book 7333, Page 36, and Charter of record in Book 7343, Page 409, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1808 State Street, Unit #209, Nashville, TN. 37203
(House Number) (Street) (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 my hand this 26th day of September, 19 88

Jack Driver & Son, Inc.

By: Jack D. Driver President
Jack D. Driver, President

STATE OF TENNESSEE
Davidson County

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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, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jack D. Driver and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the President and _____ respectively of the Jack Driver & Son, Inc. the within named bargainor, a corporation, and that (he) ~~(they)~~ as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jack D. Driver as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 26th day of September 19 88

My commission expires 5-13-90

Notary Public

WARRANTY DEED

FROM
Jack Driver & Son, Inc.

TO
Michael G. Baggett

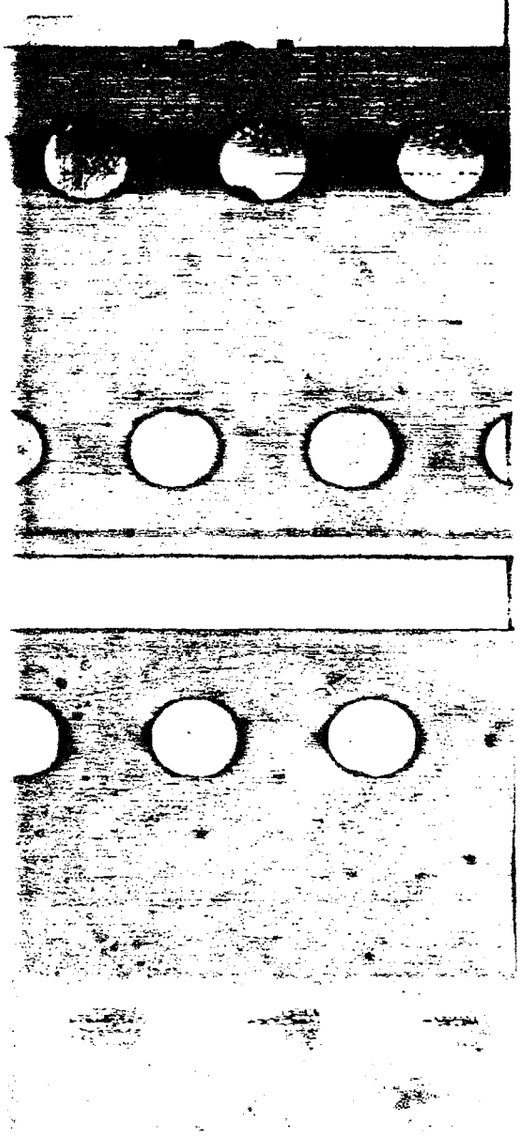
title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

7-1140

IDENTIFICATION REFERENCE

SEP 27 1 11 PM '88

1201 09/27 0101 03CHECK 122.00



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 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

CAMT	35000.00
CON TX	115.50
PRFEE	0.50
BANK	6.00
TOTAL	122.00
CHECK	122.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/27/98 01 13:11 0001 1201

7:11140

IDENTIFICATION REFERENCE

SEP 27 1 11 PM '98

No. 138162