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FILE IN BOX #4

FORM NO. WD-1
#88-11-15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Susan R Baldwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November, 19 88.

Notary Public

MY COMMISSION EXPIRES: November 16, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
ROBERT L. BALDWIN (NAME)	AMERICAN NATIONAL FINANCIAL, INC. (NAME)	162-10-219
217 Ash Grove Drive (STREET ADDRESS OR ROUTE NUMBER)	100 Ashford Center North, #250 (STREET ADDRESS)	05DU-77622
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30338 (CITY) (STATE) (ZIP)	

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, R. E. POTTER, INC., a Tennessee Corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT L. BALDWIN and wife, SUSAN R. BALDWIN, as tenants by the entirety,

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:

LAND in Davidson County, Tennessee, being Lot No. 92 on the Plan of Hickory View, Section Four, of record in Book 6900, Page 373, Register's Office for said County.

SAID Lot No. 92 fronts 123.45 feet on the southwesterly side of Ash Grove Drive and extends back between converging lines, 274.42 feet on the southeasterly line and 245.08 feet on the northwesterly line to the point of convergence.

BEING part of the same property conveyed to R. E. Potter, Inc., a Tennessee Corporation, by Deed from AAA Realty Company, a Tennessee Corporation, of record in Book 7406, Page 14, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 7322, Page 278, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.

0930 11/28 0101 03CHECK 280.40

8 8 2 2 5

IDENTIFICATION REFERENCE

Nov 28 9 51 AM '88

FILED & WILSON W. REGISTER DAVIDSON COUNTY, TN

This is improved ( ) unimproved property, known as 217 Ash Grove Drive, Nashville, Tennessee 37211
(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 his hand this 23rd day of November, 19 88

R. E. POTTER, INC.
By:
Robert E. Potter, 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, (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 _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, Jonathan J. Foley, Jr. a Notary Public in and for the State and County aforesaid, personally appeared Robert E. Potter

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President _____ of the R. E. POTTER, INC. _____ a corporation, and that he as such President _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President _____.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of November, 19 88.

_____ Notary Public

Commission Expires 11/10/91

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

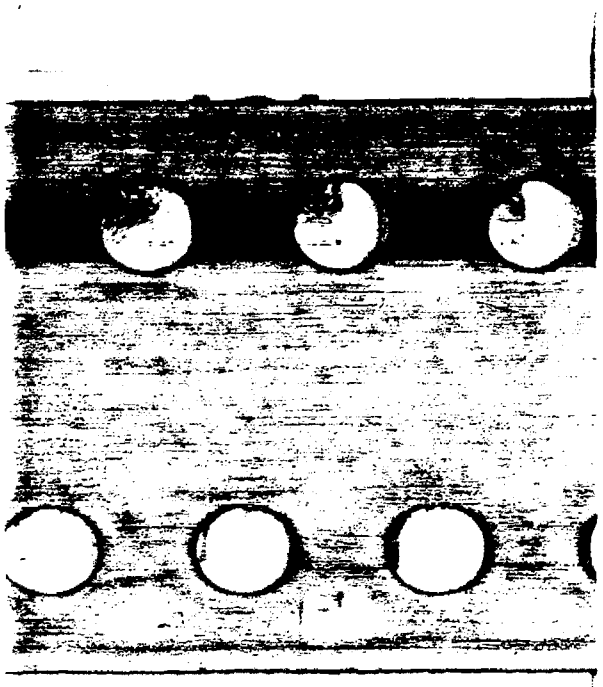
WARRANTY DEED

FROM
R. E. POTTER, INC., a Tennessee Corporation

TO
ROBERT L. BALDWIN and wife, SUSAN R. BALDWIN

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

WHEN INSTRUMENT PREPARED BY:



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

CAMT	83000.00
CON TX	273.90
PRFEE	0.50
WDEED	6.00
TOTAL	280.40
CHECK	280.40

11/28/88 01 09:56 0001 0930

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8822 5

IDENTIFICATION REFERENCE

Nov 28 9 51 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 157450