BOOK

WD-1

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,417.51

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 1989

Notary Public

MY COMMISSION EXPIRES 7-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Shirley J. Richmond (NAME)	Union Planters National Bank	06DU72716
5124 Meta Court (STREET ADDRESS OR ROUTE NUMBER)	67 Madison Avenue, Suite 910 P. O. Box 3137 (STREET ADDRESS)	161-02-0-149.00
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38173-0137 (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, W. L. Bainbridge, III and wife, Josephine G. Bainbridge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shirley J. Richmond

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. 41 on the plan of Section Two, McMurray Place, of record in Book 5200, page 440, Register's Office for said County.

Said Lot No. 41 fronts 65.50 feet on the westerly margin of Meta Court and extends back between parallel lines 153.11 feet to a dead line.

Being part of the same property conveyed to W. L. Bainbridge, III by deed from W. L. Bainbridge, Inc. of record in Book 5868, page 499, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 5939, page 231, said Register's Office and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6741, page 352, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This instrument is executed on behalf of Josephine G. Bainbridge by W. L. Bainbridge, III as her Attorney-in-Fact pursuant to a Power of Attorney which is recorded in Book 7610, page 976, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 5124 Meta Court, (House Number) (Street) Nashville, TN 37211 (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 24th day of March, 1989

W. L. Bainbridge, III

Josephine G. Bainbridge

BY: W. L. Bainbridge, III,
Attorney-in-Fact

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

BOOK 7802 PAGE 622

County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said county, W. L. Bainbridge, III

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 he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 24th day of March, 1989.

Patricia Spicer Carden
NOTARY PUBLIC

My commission expires:
7-13-91

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____.

9812 03/28 0101 03CHECK 232.50

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM
W. L. Bainbridge, III and wife,
Josephine G. Bainbridge

TO
Shirley J. Richmond

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

Mar 28 2 19 PM '89

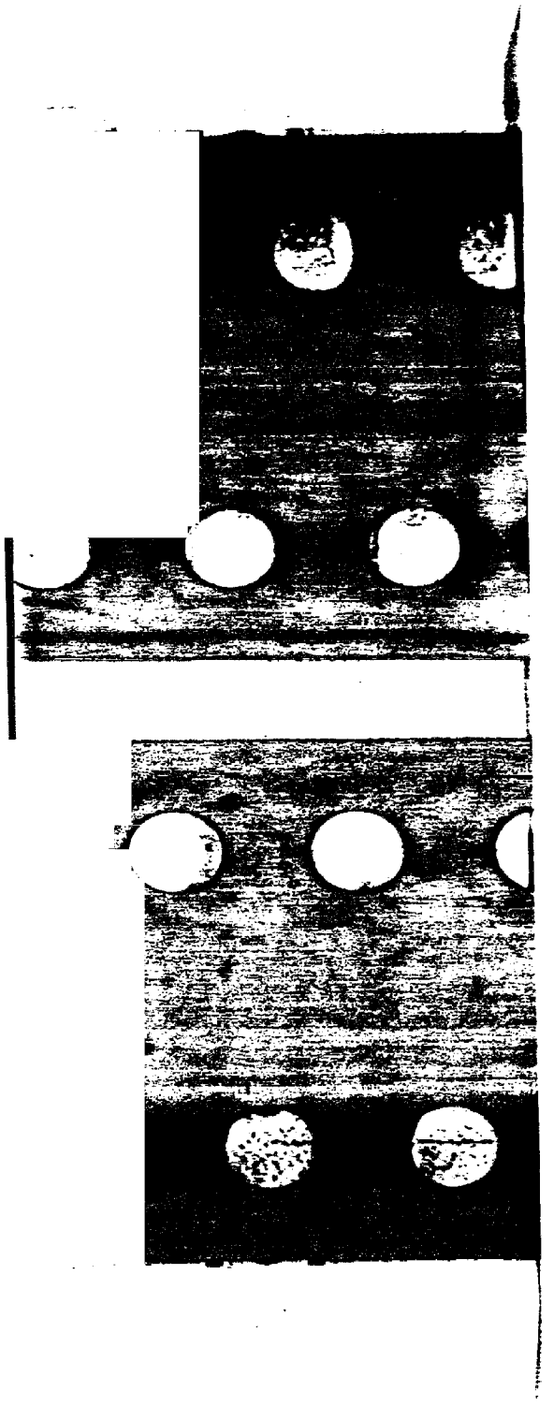
9886

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. L. Bainbridge, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Josephine G. Bainbridge as her Attorney-in-Fact as the free act and deed of the within named Josephine G. Bainbridge. Witness my hand and official seal this 24th day of March, 1989.

My Commission Expires: 7-13-91

Patricia Spicer Carden
Notary Public



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7802 PAGE 623

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 68417.51
CON TX 225.72
PRFEE 0.50
MDEED 6.00
TOTAL 232.22
CHECK 232.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/28/89 01 14:20 0001 9812

|| 98865

IDENTIFICATION

Mar 28 2 19 PM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 194293