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BOX 10

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January, 1990

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
Craig Alan Baumann (NAME)	Sovran Mortgage Corp. (NAME)	05DU 77374
286 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	I62-01-0-C 003.00CO
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	05DU 77413 162-01-0-C 091.00CO

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, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig Alan Baumann

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 Planned Unit Development in Davidson County, Tennessee, being Lot No. 3 and Reserve Lot adjacent to Lot 3 as shown on the plan of Phase 1, Hickory Glade, of record in Book 6250, page 889, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being part of the same property conveyed to W. L. Bainbridge, Inc. by deed from Roy E. Nelson and wife, Margaret L. Nelson of record in Book 6707, page 744 and by deed from H. L. Kieffer, unmarried of record in Book 6707, page 753, both in said Register's Office and being the same property conveyed to W. L. Bainbridge, Inc. by quitclaim deed from the Metropolitan Government of Nashville of record in Book 6793, page 795, said Register's Office.

Grantors warranties of title are limited to Lot 3; Grantor quitclaims and conveys any right, title and interest it may have in the above referenced reserve parcel.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6824, page 929 and re-recorded in Book 6898, page 896; Book 6824, page 952 and re-recorded in Book 6898, page 919; Book 6898, page 920; and Book 6957, page 473, all in said Register's Office, and to the matters set forth in the above referenced plan of record.

This is unimproved ( ) improved (X) property, known as 286 Tusculum Road (House Number) (Street) Antioch, TN (P. O. Address) (City or Town) 37013 (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 3rd day of January, 1990

W. L. Bainbridge, Inc.

BY:

W. L. Bainbridge, III, President

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of _____

Personally appeared before me, _____, a Notary Public of said county, _____

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 _____ executed the within instrument for the purpose therein contained.

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

_____
NOTARY PUBLIC

My commission expires:

_____

CORPORATE ACKNOWLEDGEMENT

State of TENNESSEE

County of WILLIAMSON

Before me, the undersigned _____ of the state and county aforesaid, personally appeared W. L. Bainbridge, III _____, 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 W. L. Bainbridge, Inc. _____, the within named bargainor, a corporation, and that he as such President _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President _____.

WITNESS my hand and seal, at office in Brentwood, Tennessee _____ this 3rd day of January _____, 19 90.

Patricia Spicer Carden
NOTARY PUBLIC

My commission expires: _____

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

0520 01/05 0101 03CHECK 247.57

WARRANTY DEED

FROM

W. L. Bainbridge, Inc.

TO

Craig Alan Baumann

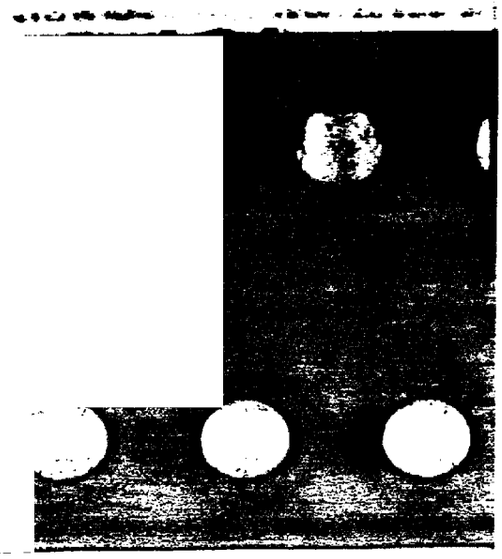
PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

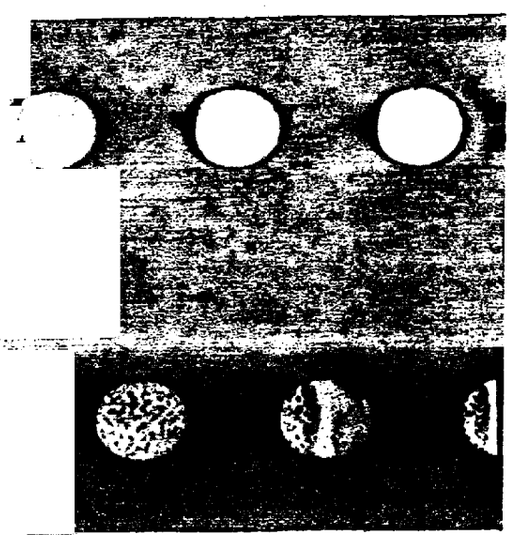
IDENTIFICATION REFERENCE

9 4 2 0 2

JAN 5 12 27 PM '90

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 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	72900.00
CON TX	240.57
PRFEE	1.00
WDEED	6.00
TOTAL	247.57
CHECK	247.57

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 28 0001 0520

94202

IDENTIFICATION REFERENCE

JAN 5 12 27 PM '90

DAVIDSON COUNTY, TN

No. 281668