[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
[Robert E. Bagwell,Jr. et [224 Nunley Drive [Nashville, TN 37211	Barclays/American Mortgage ATTN: Tax Department 5032 Parkway Plaza, Bldg.8 Charlotte, NC 28217	Map and Parcel 1338--43

[This instrument prepared by: Cindy S. Smith, Attorney at Law,
[2605 Elm Hill Pike, Suite C, Nashville, TN 37214 (Box 27-Bottom)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, Michael E. Baugus, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Robert E. Bagwell, Jr., and wife, Ida H. Bagwell, (the Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 103, Section III, on the Plan of Valley View Meadows, of record in Book 3700, Page 93, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Michael E. Baugus, by Deed from Freddy E. Cameron and wife, Peggy L. Cameron, of record in Book 4671, Page 394, said Register's Office.

This is improved property commonly known as 224 Nunley Dr., Nashville, TN,37211.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (a) The Plan of record in Book 4671, Page 394, and all matters therein; (b) Property Tax Lien for the current year, said taxes being prorated and payment of same being assumed by the grantees; (c) Restrictive Covenants of record in Book 3673, Page 439; Book 3770, Page 214; Book 4065, Page 227, said Register's Office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $78,400.00.

x Ida H. Bagwell
Affiant

[Subscribed and sworn before me this 26th day of April, 1991.

Cindy S. Smith
Notary Public
My Commission Expires: 7-23-94

CINDY S. SMITH NOTARY PUBLIC AT LARGE TENNESSEE

10749

IDENTIF. REFERENCE

MAY 1 9 10 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantor do covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26th day of April, 1991.

Michael E Baugus

Michael E. Baugus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

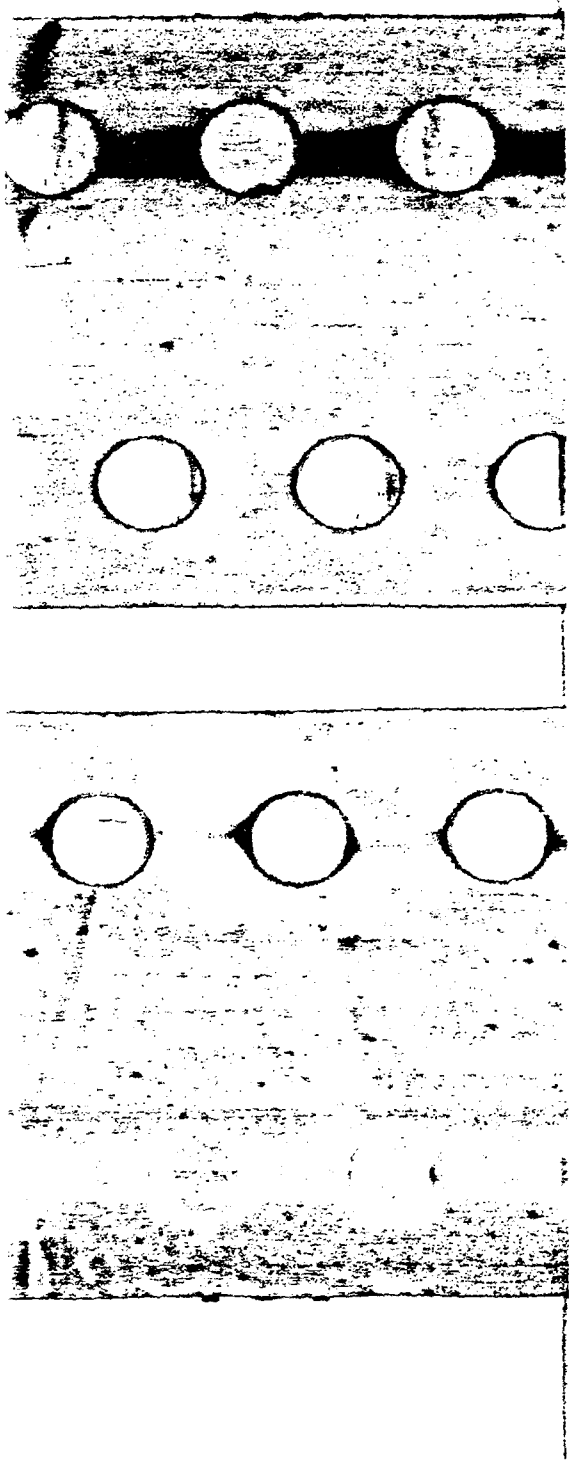
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Michael E. Baugus, with whom I am personally acquainted, or who proved to me on he basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of April, 1991.

Cindy S. Smith

Notary Public
My Commission Expires: 7-23-94

7947 05/01 0101 03CHECK 265.72



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8341 PAGE 713

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 78400.00
				CON TX 258.72
				PRFEE 1.00
				MDEED 6.00
				TOTAL 265.72
				CHECK 265.72

05/01/91 01 09:10 0001 7947

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10749

IDENTIF. REFERENCE

MAY 1 9 10 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 417606