NEW OWNERS:
South Central Bell Telephone Company
P. O. Box 10
Nashville, Tennessee 37202

Send tax bills to: Same as above
COUNTY REGISTER
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Patricia Spicer Carden, Attorney
101 Westpark Drive, Suite 220
Brentwood, Tennessee 37027

Map 161
Parcel 231

BOOK 8384 PAGE 288

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, W. L. Bainbridge, Inc., a Tennessee Corporation, hereinafter called the Grantor, has bargained and sold and by these presents does sell, transfer and convey unto South Central Bell Telephone Company, a Georgia Corporation, hereinafter called the Grantee, its successors and assigns, forever, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot Number 2 on the Plan of Maple Ridge, of record in Book 6250, page 850, Register's Office for Davidson County, Tennessee, recorded March 25, 1986, and being more particularly described as follows:

Beginning at a point in the westerly margin of Nolensville Road and the northeast corner of the Gibralter Trust - Scott Pickett, Trustee property (Book 5933, page 520, Register's Office for Davidson County, Tennessee); thence with the Gibralter Trust - Scott Pickett, Trustee line, North 86 deg. 24' 00" West, 1,240.61 feet to a point; thence North 85 deg. 55' 35" West, 103.49 feet to a point in the easterly line of American Fletcher National Bank and Trust Company (Book 5319, page 119, Register's Office for Davidson County, Tennessee); thence with the easterly line of American Fletcher National Bank and Trust Company, North 3 deg. 16' 05" East, 299.06 feet to the southwest corner of the Bill Henry, et ux, property (Book 4012, page 401, Register's Office for Davidson County, Tennessee); thence with Henry's southerly line, South 86 deg. 29' 24" East, 999.41 feet to the northwest corner of Lot No. 1 of the aforesaid plan of Maple Ridge; thence with the westerly line of Lot No. 1, South 2 deg. 56' 42" West, 251.50 feet to a point; thence South 86 deg. 24' 00" East, 344.79 feet to a point in the westerly margin of Nolensville Road; thence in a southerly direction with the westerly margin of Nolensville Road along a curve to the right, having a radius of 4,172.18 feet, a distance of 50.01 feet to the point of beginning; said Lot containing 7.3 acres, more or less.

Being the same property conveyed to W. L. Bainbridge, Inc., by deed from W. M. Seat and wife, Georgia Hill Seat, of record in Book 6762, page 457, Register's Office of Davidson County, Tennessee.

The Grantor also conveys any and all easements appurtenant for construction or otherwise now owned by Grantor as to subject property.

This is unimproved property, known as Lot 2, Maple Ridge.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good and lawful right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land

to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever. BOOK 8384 PAGE 289

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its corporate name by its duly authorized officer, this 25th day of June, 1991.

W. L. BAINBRIDGE, INC.,
a Tennessee Corporation

By: _____
W. L. Bainbridge, III
President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public 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 the President of W. L. Bainbridge, Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that he as such President being authorized to do so, 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 Nashville, Tennessee this the 25th day of June, 1991.

_____
Notary Public

My Commission expires: 1-23-93

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00. This is equal or greater than the property would bring at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me, this the 25th day of June, 1991.

_____
Notary Public

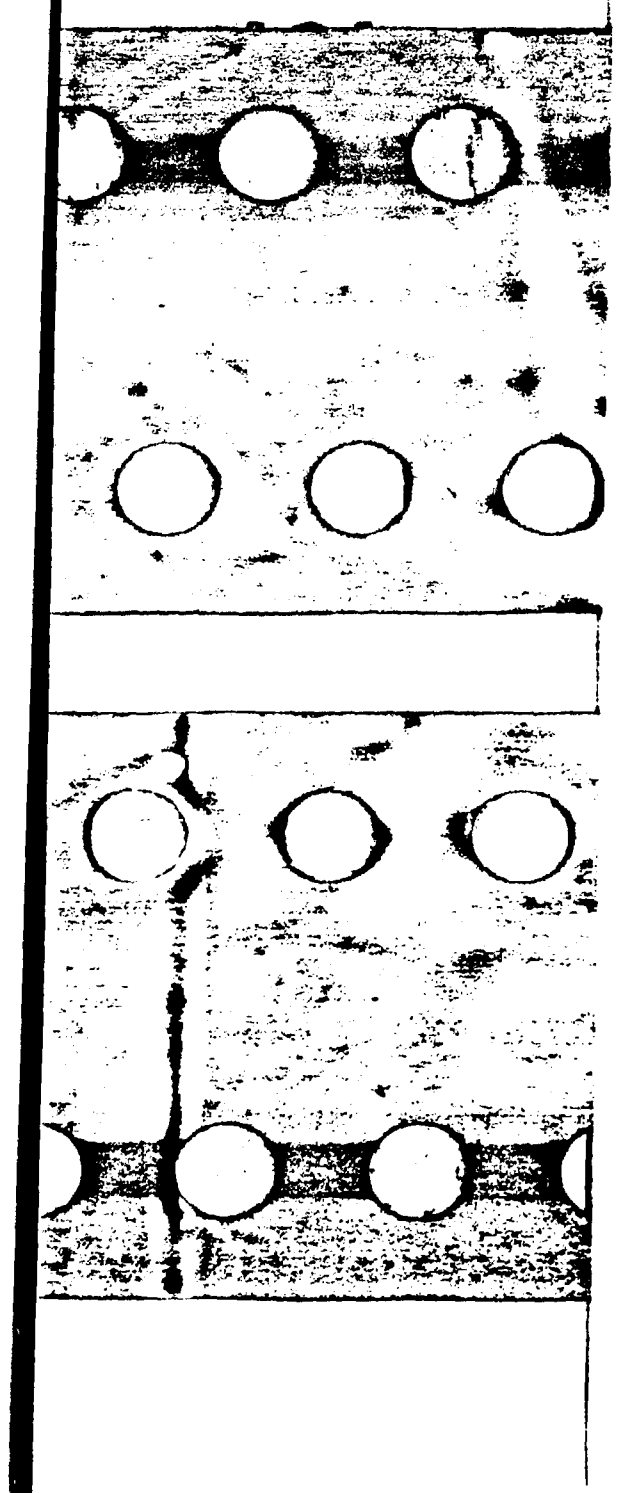
My Commission expires: 1-23-93

26057

IDENTIFICATION REFERENCE

JUN 26 3 41 PM '91

8255 06/26 0101 03CHECK 107.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8384 PAGE 290

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
325000.00
CON TX 1072.50
PRFEE 1.00
WDEED 6.00
TOTAL 1079.50
CHECK 1079.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/26/91 01 15:42 0001 8255

26057.

IDENTIFICATION REFERENCE

JUN 26 3 41 PM '91

No. 435248