FORM No. WD-1

BOOK 9032 PAGE 763

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 108,570.00

Dennis M. Bauer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 19 93.

Notary Public

MY COMMISSION EXPIRES: June 28, 1995

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: & TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis M. Bauer	Mortgage Service America Co.	172-12-0-B
(NAME)	(NAME)	
609 Cobble Court	1650 Tysons Boulevard	216.00CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	McLean, VA 22102	
(CITY) (STATE) (P.O. ZIP)	(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, Claridge Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis M. Bauer and wife, Sarah R. Bauer

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, TN, being Lot No. 272 on the Plan of Section Eleven, Bradford Hills, of record in Book 7900, Page 6 and amended in Book 7900, Page 496, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Claridge Builders, Inc. by deed from Gillespie Meadows, Inc. of record in Book 8889, Page 683, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 8069, Page 170 and made applicable as to Section 11 in Book 8885, Page 519; By-laws in Book 8071, Page 531; Charter in Book 8071, Page 520; Open Space in Book 8154, Page 304; Deeds of Conveyance in Book 8377, Page 769 and Book 8377, Page 808, and all matters shown on the Plan of Record.

This is improved (XX) unimproved ( ) property, known as 609 Cobble Court, Nashville, TN 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 my hand this 28th day of July, 19 93

Claridge Builders, Inc.
By: Paul E. Johnson
Paul E. Johnson, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul E. Johnson

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 28th day of July, 1993.

Notary Public Teresa L. Beard

My commission expires: 6/28/95

NOTARY PUBLIC

47218
IDENTIF. & REFERENCE

93 AUG -2 PM 2:54
ELLA ... REGISTER
DAVIDSON COUNTY, TN.

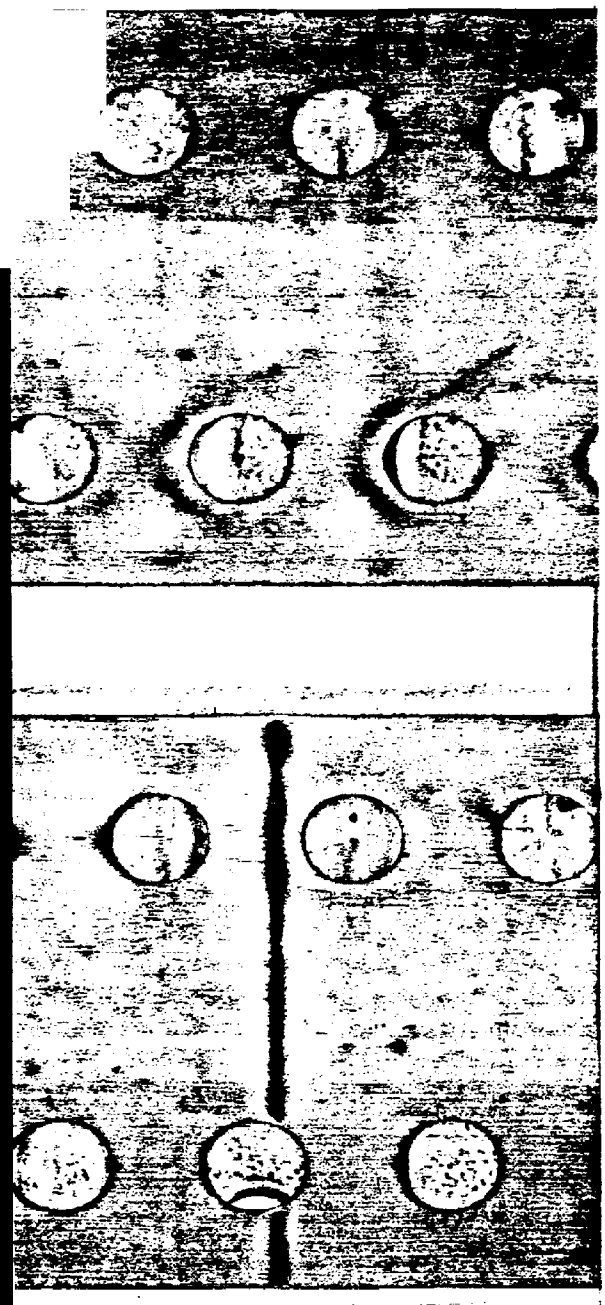
4553 08/02 0101 03CHECK 410.82

DEED

FROM

TO

Realty Title
Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620



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
108570.00
CON TX 401.82
PRFEE 1.00
WDEED 8.00
TOTAL 410.82
CHECK 410.82

08/02/93 01 14:54 0001 4553

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47218
IDENTIF. # REFERENCE

93 AUG -2 PM 2:54

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 680964