#227428

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (EWB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
W.L. Bainbridge, III James H. Armistead, Jr. 401 Church Street Nashville, TN 37219	Same	Map 161, Parcel 270

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 of which is hereby acknowledged, W.L. BAINBRIDGE, III ("Grantor") has bargained and sold, and by these presents transfers and conveys unto JAMES H. ARMISTEAD, JR. ("Grantee"), his heirs and assigns, a seventy-five percent (75%) undivided interest as tenant in common in and to certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 3 on the Plan of Resubdivision of Lot No. 1 Maple Ridge as shown on plat of record in Plat Book 8250, page 187, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Together with an easement appurtenant thereto as set forth in Book 8941, page 180, said Register's Office.

Being a portion of the same property conveyed to W. L. Bainbridge, III by Deed of Record in Book 6811, page 261, rerecorded in Book 7037, page 49 said Register's Office.

The source of this description is the aforesaid plat.

This is unimproved property known as Lot 3, Maple Ridge, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

(i) Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8506, page 675, said Register's Office;

(ii) Easement to South Central Bell Telephone Company of record in Book 8384, page 29, said Register's Office; and

(iii) Easement of record in Book 8941, page 180, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized

and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

Josephine G. Bainbridge joins herein for the purpose of conveying any and all rights which she may have in the property by virtue of her marriage to W. L. Bainbridge III.

WITNESS our hands this 2 day of September, 1993.

W. L. Bainbridge, III

Josephine G. Bainbridge

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

1374 09/02 0101 03CHECK 490.00

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, W.L. Bainbridge, III and Joseph G. Bainbridge, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of September, 1993.

Notary Public

My Commission Expires:

3/22/97

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $130,000.00.

Affiant

Sworn to and subscribed before me this 2nd day of September, 1993.

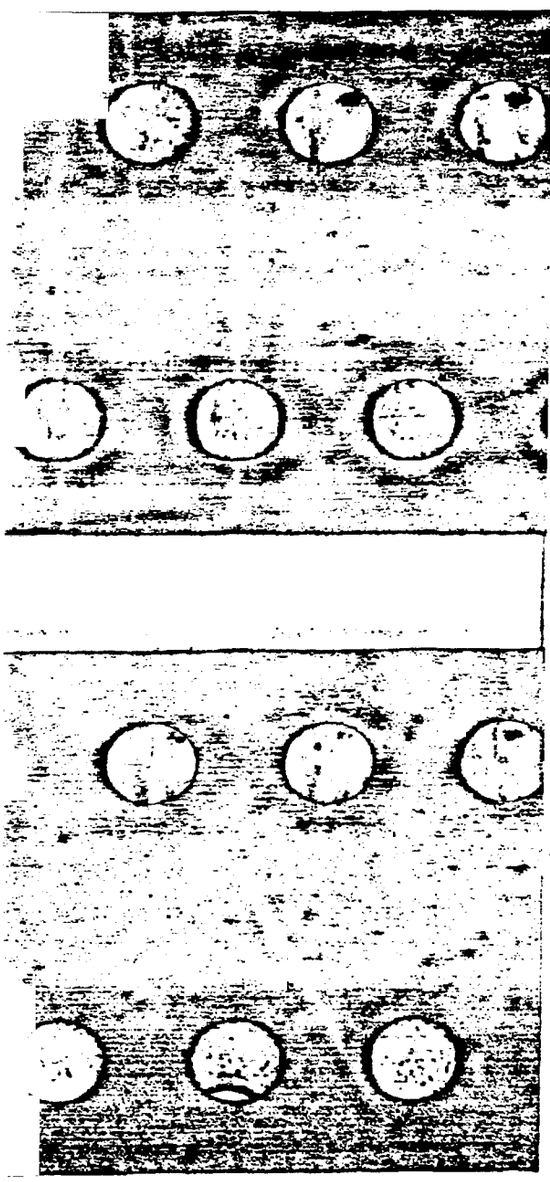
Notary Public

My Commission Expires:

7/27/96

93 SEP -2 PM 4:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

59238
IDENTIF. & REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 9069 PAGE 657

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 130000.00
CON TX 481.00
PRFEE 1.00
WDEED 8.00
TOTAL 490.00
CHECK 490.00

09/02/93 01 16:03 0001 1374

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59238
IDENTIF. ↑ REFERENCE

93 SEP -2 PM 4:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 693847