BOX 19

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,500.00

Donald R. Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 1994.

Notary Public

MY COMMISSION EXPIRES: 8-23-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
5034 Thoroughbred Ln., Ste A, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Donald R. Allen and Kimberly D. Smith Allen (NAME)	Nationsbanc Mortgage Corporation (NAME)	04D46320
1832 Merritt Street (STREET ADDRESS OR ROUTE NUMBER)	2059 Northlake Parkway (STREET ADDRESS)	053-00-0-009.00
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Tucker, Georgia 30084 (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, W. L. Bainbridge, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. Allen and Kimberly D. Smith Allen

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, Tennessee, being Lot No. 70 on the plan of Waterford Phase 4, of record in Book 7900, page 596 and Annexation of Land in Book 9081, page 63, Register's Office for said County, to which Plan and Record are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to W. L. Bainbridge, Inc., a Tennessee Corporation by deed from Waterford Associates, L. P., a Tennessee Limited Partnership, of record in Book 9266, page 509, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of covenants, conditions, and restrictions of record in Book 8694, page 216, Book 8699, page 462, Book 8715, page 583, Book 9081, page 63, and By-Laws in Book 9112, page 962, and Book 7463, page 294, all in the Register's Office for said County, and to all matters set forth in the above referenced plat of record.

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This is ( ) unimproved (X) improved property, known as 1832 Merritt Street, Old Hickory, Tennessee 37138
(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 29th day of June, 19 94

W. L. Bainbridge, Inc., a Tennessee Corporation

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of _____

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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 Davidson

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 29th day of June, 1994

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

W. L. Bainbridge, Inc.,

a Tennessee Corporation

TO

Donald R. Allen and

Kimberly D. Smith Allen

PATRICIA SPICER CARDEN
Attorney At Law
5034 Thoroughbred Lane
Brentwood, Tennessee 37027

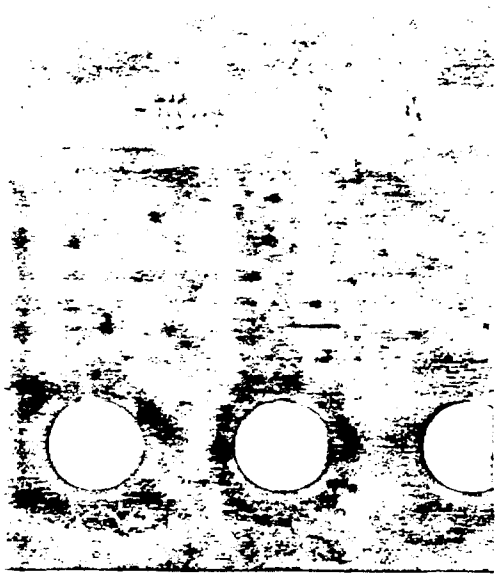
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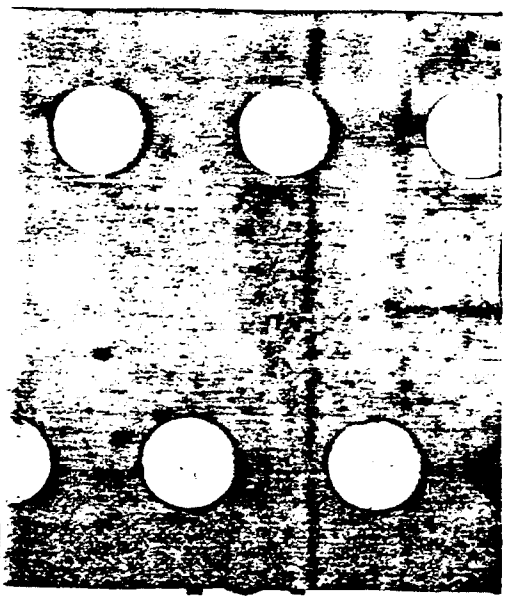
IDENTIF. & REFERENCE

94 JUL 11 PM 12:57

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5567 07/11 0101 03CHECK 373.45





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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	98500.00
PRFEE	1.00
WDEED	8.00
TOTAL	373.45
CHECK	373.45

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69816
IDENTIF. ↑ REFERENCE

94 JUL 11 PM 12:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 812187