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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 $ 99,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 1994

Notary Public

MY COMMISSION EXPIRES:

(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
MARY L. RUDOLPH & ROBERT H. RUDOLPH (NAME)	SAME/ NATIONSBANC MORTGAGE CORP. (NAME)	053-06-0-B-036.00CO
1828 MERRITT STREET (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 740017 (STREET ADDRESS)	
OLD HICKORY, TENNESSEE (CITY) (STATE) (P. O. ZIP)	LOUISVILLE, KENTUCKY 40201 (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.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY L. RUDOLPH, A SINGLE PERSON AND ROBERT H. RUDOLPH, A SINGLE PERSON, as joint tenants with rights of survivorship

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. 71 on the plan of Waterford Phase 4-A, of record in Book 7900, page 596, Register's Office for said County. To which Plan and Record thereof 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, and By-Laws of record in Book 8715, page 583, Book 9081, page 63 and Book 9112, page 962, all in the Register's Office for said County. And to Matters set forth in the above referenced plan of record.

80537

IDENTIF. ↑ REFERENCE

94 AUG 11 PM 2:54

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

This is unimproved ( ) improved (xx) property, known as 1828 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 27th day of July, 19 94

W. L. BAINBRIDGE, INC.

By: W.L. Bainbridge, III

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

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County of _____

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 27th day of July, 1994

_____
NOTARY PUBLIC

My commission expires:

3-29-95

WARRANTY DEED

FROM

W. L. BAINBRIDGE, INC.

TO

MARY L. RUDOLPH, A SINGLE PERSON &

ROBERT H. RUDOLPH, A SINGLE PERSON

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

7297 08/11/94 0101 02:CHECK 377.52

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	99650.00
CON TX	368.52
PRFEE	1.00
WDEED	8.00
TOTAL	377.52
	377.52

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/11/94 01 14:54 0001 7197

80537

IDENTIF. & REFERENCE

94 AUG 11 PM 2:54

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

No. 823667