WARRANTY DEED

BOOK 9436 PAGE 302

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 19 94

Notary Public

MY COMMISSION EXPIRES: 5/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan M. Gilligan (NAME)	Margaretten and Company, Inc. (NAME)	MAP 103-12
113 Mockingbird Road (ADDRESS)	One Ronson Road (ADDRESS)	PAR 234
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Iselin, NJ 08830 (CITY) (STATE) (ZIP)	

FOR AND 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, William L. Baggett, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan M. Gilligan and wife, Senta V. Greene

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. 10 Block "B" on the Plan of Cherokee Park, as of record in Plat Book 547, pages 169 and 170, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to William L. Baggett, Jr., unmarried by deed from MacRae Fort Linton and wife, Kelly Akers Linton of record in Book 7585, page 222 Register's Office for Davidson County, Tennessee.

Ellyn Baggett joins in signing this Warranty Deed to convey any and all marital rights, she may have in subject property.

This conveyance is subject to any and all easements and restrictions of record.

81027
IDENTIF. & REFERENCE

94 AUG 15 AM 8:30
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 113 Mockingbird Road, Nashville, Tennessee 37205
(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 12th day of August 19 94

William L. Baggett, Jr.

Ellyn Baggett by William L. Baggett, Jr.
Attorney in Fact

9436

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. Baggett, Jr.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 12th day of August 19 94

Commission expires 5/24/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

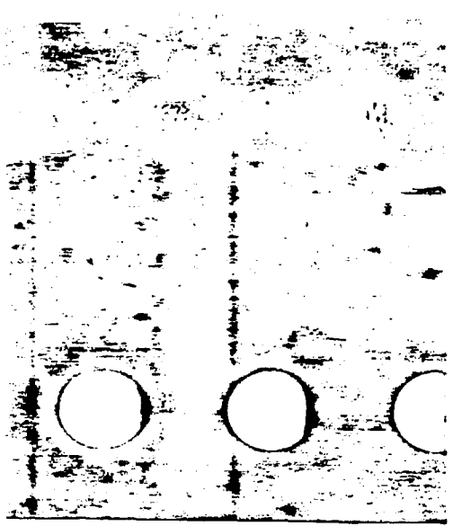
On this 12th day of August, 1994, before me personally appeared William L. Baggett, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ellyn Baggett, and acknowledged that he executed the same as the free act and deed of Ellyn Baggett. Witness my hand and seal this 12th day of August, 1994.

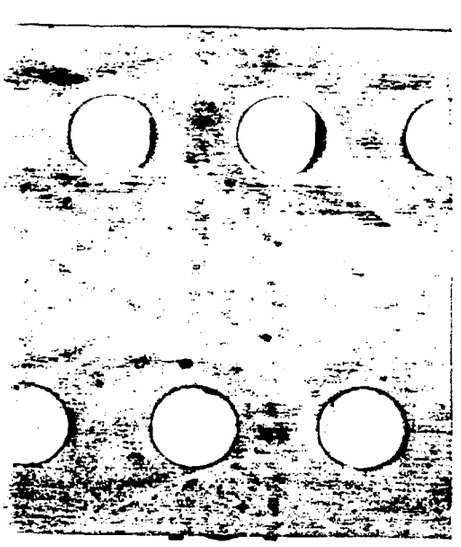
My Commission Expires:

5/24/97

Notary Public

7731 08/15 0101 03CHECK 1026.50





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

RECEIVED OF _____

FOR _____

BOOK 9436 PAGE 304

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	275000.00
			CON TX	1017.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1026.50
			CHECK	1026.50
08/15/94	01		08:30 0001	7731

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81027
IDENTIF. # REFERENCE

94 AUG 15 AM 8:30
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 824196