SGB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9514 PG 268

ADDRESS NEW OWNER:
Donna F. Cothran
1943 Waterford Drive
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 53
GROUP
PARCEL 9

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, W.L. Bainbridge, Inc, a Tennessee corporation, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Donna F. Cothran, an unmarried person, hereinafter called the Grantee, her 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. 14 as shown on the Plan of Phase 3, Waterford, of record in Book 7900, page 707, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to by deed from Waterford Associates, L.P. , a Tennessee limited partnership, as of record in Book 9424, page 300, Register's Office for Davidson County, Tennessee.

This is improved property known as 1943 Waterford Drive, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property taxes which have been paid.
2. All matters appearing on the Plan of Planned Unit Development Boundary of Waterford of record in Book 6900, page 540, said Register's Office.
3. All matters as shown on the Plan of record in Book 7900, page 707, said Register's Office.
4. Declaration of Restrictions applying to Waterford of record in Book 7463, page 294, said Register's Office.
5. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Waterford, of record in Book 8694, page 216, as amended and restated in Book 8699, page 462, and made applicable to Phase 3 in Book 9309, page 847, By-Laws of Waterford Community Association, Inc., Book 8715, page 583, said Register's

Office.

6. Charter of Waterford Community Associations, Inc., of record in Book 8711, page 701, said Register's Office.
7. Conveyance of Common Areas to Waterford Community Association, Inc., of record in Book 8715, page 590, Book 9393, page 831, and in Book 9393, page 833, said Register's Office.
8. Easement for right-of-way contained in instrument of record in Book 2024, page 225, said Register's Office.
9. Easement for sewer of record in Book 1717, page 30, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Donna F. Cothran,an unmarried person, her heirs and assigns, forever; and W. L. Bainbridge, Inc, a Tennessee corporation, does covenant with the said Grantee that it is 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 it does further covenant and bind itself, and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 4th day of November, 1994.

W.L. Bainbridge Inc.
a Tennessee corporation

By: _____
W.L. Bainbridge, III, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary Public 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 the President of the W.L. Bainbridge, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he as such President executed the foregoing ins;trument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal, at office in Nashville, Tennessee, this 4th day November, 1994.

_____
NOTARY PUBLIC

My Commission Expires: Nov 24 1996

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

BOOK 9514 PG 270

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 102,500.00.

Donna F. Cathcart
AFFIANT

Subscribed and sworn to before me
this 4th day of November, 1994.

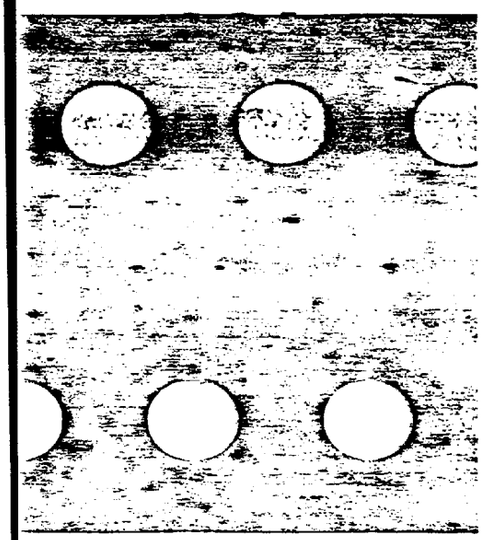
NOTARY PUBLIC
My Commission Expires: [illegible]

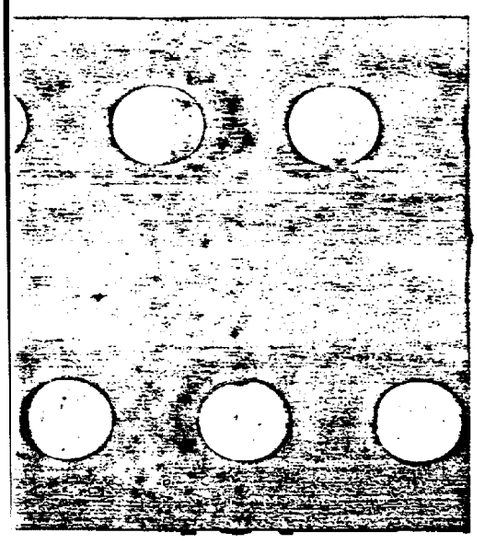
R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

5612 11/07 0101 03CHECK 392.25

06890
IDENTIF. & REFERENCE

94 NOV -7 PM 3:06
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9514 PG 271

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	
				102500.00
			CON TX	379.25
			PRFEE	1.00
			WDEED	12.00
			TOTAL	392.25
			CHECK	392.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11/07/94 01 15405 0001 5612

06890
IDENTIF. & REFERENCE

94 NOV -7 PM 3:06

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

No. 851887