WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: Jan 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
K. Lane Scoggin (NAME)	MIDDLE TENNESSEE MORTGAGE, INC. (NAME)	MAP 53-06-B
2252 Riverway Drive (ADDRESS)	502 East College Street (ADDRESS)	PARCEL 122
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Dickson, Tennessee 37055 (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, W. L. Bainbridge, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO K. Lane Scoggin, unmarried

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. 223 on the Plan of Phase 4B, Waterford Subdivision, as of record in Plat Book 7900, Page 770, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of 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 9440, Page 783, Register's Office for said County.

This Conveyance is subject to Declaration of Covenants, Conditions and Restrictions for Waterford of record in Book 8694, Page 216; Restated Declaration of Covenants, Conditions and Restrictions Applying to Waterford of record in Book 8699, Page 462; and By-Laws of Waterford Community Association, Inc. of record in Book 8715, Page 583, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 2252 Riverway Drive, 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 9th day of December, 19 94

W. L. Bainbridge, Inc.
By:
W. L. Bainbridge, President

STATE OF TENNESSEE
COUNTY OF

BOOK 9543 PG 552

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, 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 purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared W. L. Bainbridge and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the W. L. Bainbridge, Inc. the within named bargainor, and corporation, and that he as such President 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 W. L. Bainbridge as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 9th day of December 19 94.

My commission expires Jan 24, 1998

Notary Public

DAVID L KATZENSTEIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

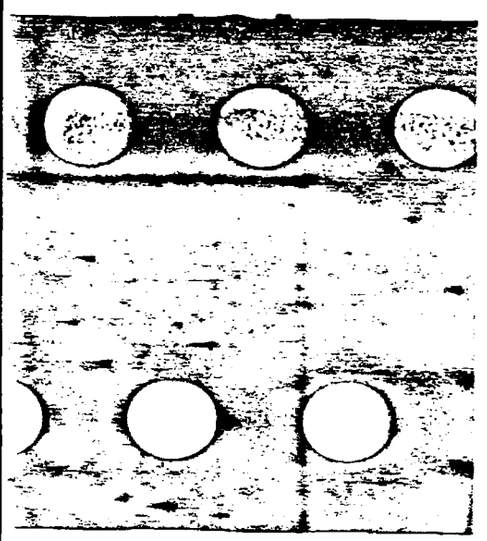
94 DEC 12 PM 12:24

DAVIDSON COUNTY, TN.

16572

2337 12/12 3101 03CHECK

323.87



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

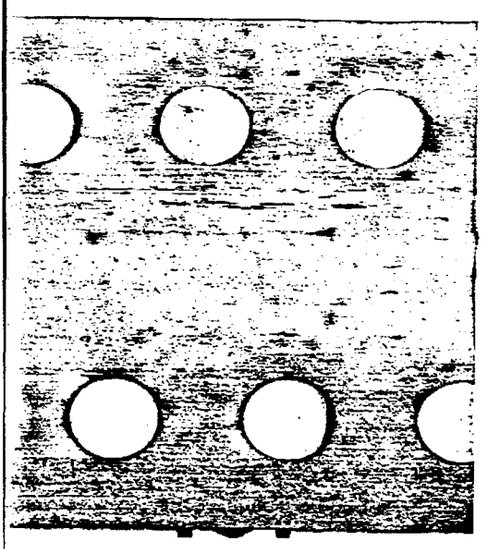
RECEIVED OF _____

FOR _____

BOOK 9543 PG 553

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	85150.00
CON TX	314.87
PRFEE	1.00
WDEED	8.00
TOTAL	323.87

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 323.87

12/12/94 01 12:25 0001 2337

16572
IDENTIFICATION REFERENCE

DEC 12 PM 12:24

DAVIDSON COUNTY, TN.

No. 862306