STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF January 1995

Notary Public

MY COMMISSION EXPIRES 5/23/98
(AFFIX SEAL)

Return To:

THIS INSTRUMENT WAS PREPARED BY

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Douglas Wayne Day and	Columbia National, Incorporated	53 -6B Parcel
(NAME) Ellen Haines Day	(NAME) P. O. Box 3050	136
(ADDRESS) 1840 Merritt Street	(ADDRESS) Columbia, Maryland 21045-6050	
(CITY) Old Hickory, (STATE) TN (ZIP) 37138	(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. a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas Wayne Day and Ellen Haines Day

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. 68, as shown 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 reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to W. L. Bainbridge, Inc., a Tennessee Corporation by Warranty Deed from Waterford Associates, L.P., a Tennessee Limited Partnership, of record in Book 9440, Page 783, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO ALL MATTERS APPEARING ON THE PLAN OF PHASE 4B, WATERFORD, OF RECORD IN PLAT BOOK 7900, PAGE 770, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; ALSO SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WATERFORD OF RECORD IN BOOK 8694, PAGE 216; BOOK 9432, PAGE 988; BOOK 8699, PAGE 462; BOOK 8711, PAGE 701; BOOK 8715, PAGE 583.

SUBJECT TO EASEMENT FOR RIGHT OF WAY OF RECORD IN BOOK 2024, PAGE 225 AND EASEMENT FOR SEWER OF RECORD IN BOOK 1717, PAGE 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
is improved (X) property, known as 1840 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 18th day of January, 19 95

W. L. BAINBRIDGE, INC.
by:
W. L. Bainbridge, III
President

BOOK 9575 PG 430

STATE OF TENNESSEE
COUNTY OF

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 authority a Notary Public within and for the State and County aforesaid, personally appeared W. L. Bainbridge, III with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President of the W. L. Bainbridge, Inc. the within named bargainor, a corporation, and that he as such President 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, III as such President.

Witness my hand and official seal at office at Madison, TN. on this the 18th day of January 19 95.

My commission expires 5/23/98

Diane L. Gregory
Notary Public

NOTARY PUBLIC GREGORY DAVIDSON COUNTY, TENNESSEE LARGE

95 JAN 20 PM 1:18

DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

IDENTIFICATION REFERENCE 26913

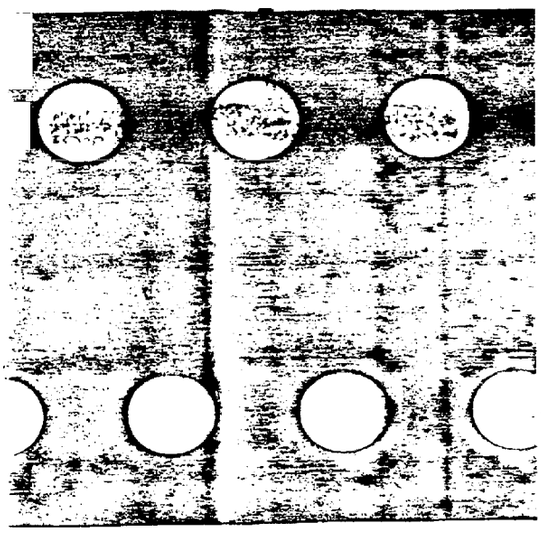
3853 01/20 0101 03CHECK 388.62

Greater Nashville Title
and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

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

TO:
Douglas Wayne Day and wife,
Ellen Haines Day



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

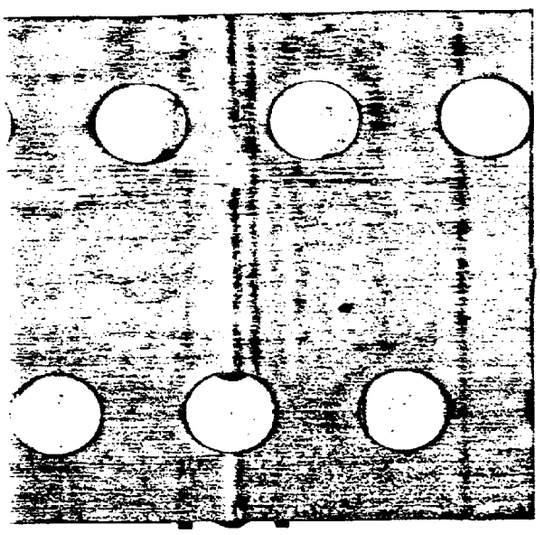
RECEIVED OF _____

FOR _____

BOOK 9575 PG 431

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 102650.00
CON TX 379.62
PRFEE 1.00
WDEED 8.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 388.62
CHECK 388.62

01/20/95 01 13:49 0001 3853

26913
IDENTIF. & REFERENCE

95 JAN 20 PM 1:48

REGISTER
DAVIDSON COUNTY, TN.

No. 873666