BOOK 9589 PG 387

Box 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

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 1st DAY OF February, 1995

Notary Public

MY COMMISSION EXPIRES: October 9, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Winford D. Tenpenny	OWNER	53-06-B
(NAME)	(NAME)	
1841 Merritt Street		130
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(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 Winford D. Tenpenny and wife, Virginia Tenpenny

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. 151 on the Plan of Phase 4B Waterford Subdivision of record in Plat Book 7900, Page 770, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to W.L. Bainbridge, Inc. by deed of record in Book 9495, Page 131, Register's Office for Davidson County, Tennessee.

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

32045
IDENTIF. & REFERENCE

95 FEB -6 AM 10:18

9406 02/06 0101 03CHECK 371.71

unimproved ( )
This is improved (XX) property, known as 1841 Merritt Street, Old Hickory, TN 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 1st day of February 1995

W.L. Bainbridge, Inc.

By:

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

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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

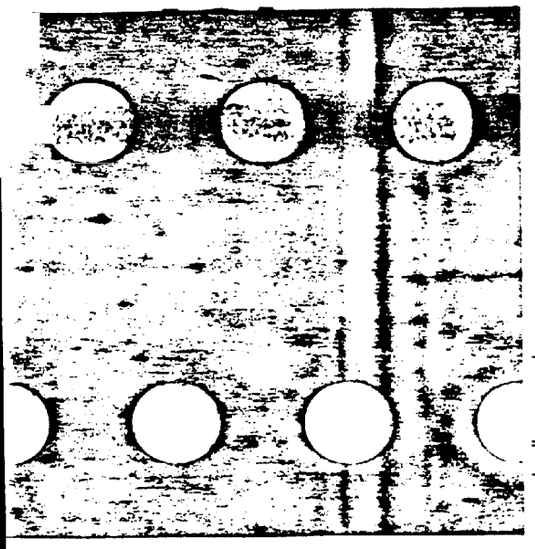
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared W.L. Bainbridge and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the president and _____ respectively of the W.L. Bainbridge, Inc. the within 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 _____.

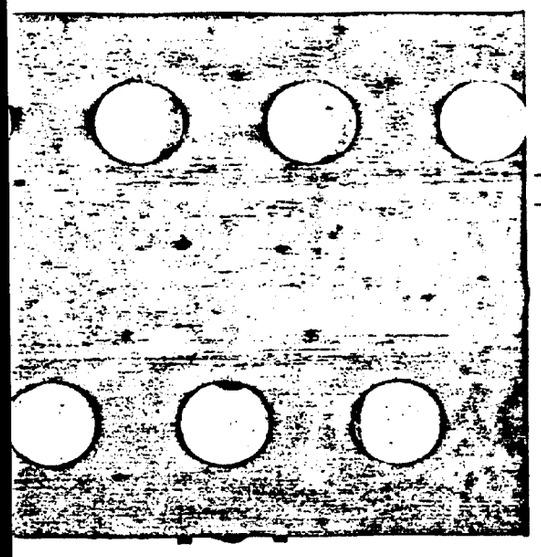
Witness my hand and official seal at office at Nashville Tenn. on this the 1st day of February 19 95 .

My commission expires October 9, 1995

Lori Hollaway
Notary Public

DCTN01WC





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 386.71
PRFEE 1.00
WDEED 8.00
~~TOTAL 395.71~~
~~CHECK 395.71~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/06/95 01 10:19 0001 9406

VOID
CON TX 386.71-
MOR TX 368.71
~~TOTAL 18.00-~~
~~CHECK 18.00-~~

02/06/95 01 10:19 0001 9407

32045
IDENTIF. & REFERENCE

95 FEB -6 AM 10: 18

REGISTER
DAVIDSON COUNTY, TN.

Total 377.71

No. 879152