WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

William B Baggett Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 19 95

Robert Cooper
Notary Public

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

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
William B. Baggett, Sr. (NAME)	Columbia National, Incorporated (NAME)	MAP 119-1
115 Rose Street (ADDRESS)	P. O. Box 905 (ADDRESS)	PAR 331
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Columbia, Maryland 21044-0905 (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, John Woodard York and Redell Bryant York and Ralph Dobbins York, as Tenants in Common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William B. Baggett, Sr. and wife, Tina Baggett

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. 46 on the Map of the Subdivision of Lots No. 7, 8, 9, and 10, etc. of Cumberland Nurseries, of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 50 feet on the southerly side of Rose Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John Woodard York, Redell Bryant York, and Ralph Dobbins York as Tenants in Common by Quitclaim Deed from Beulah Woodard York, of record in Book 9204, page 115, said Register's Office.

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

58209 IDENTIF. & REFERENCE

95 MAY -5 PM 12:35 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

3176 05/05 0101 03CHECK 230.65

This is improved (X) property, known as 115 Rose Street, Nashville, Tennessee 37210 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 our hand s this 3rd day of May, 19 95

John Woodard York
John Woodard York

Ralph Dobbins York
Ralph Dobbins York

Redell Bryant York
Redell Bryant York

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Woodard York and Redell Bryant York and Ralph Dobbins York, as Tenants in Common

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence. and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of May, 19 95

Commission expires 5/24/97

Notary Public

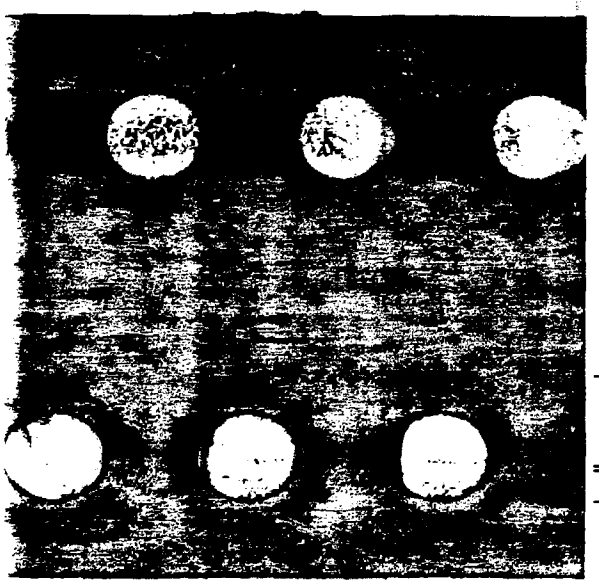
STATE OF TENNESSEE
COUNTY OF

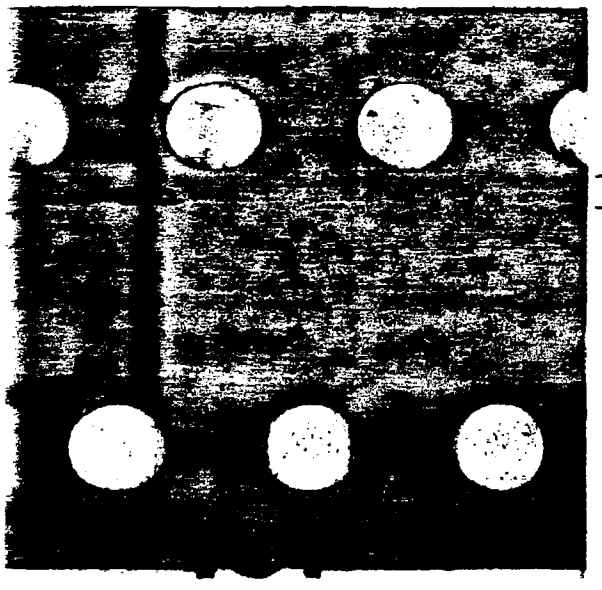
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9665PG427

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 59900.00
CON TX 221.65
PRFEE 1.00
WDEED 8.00
TOTAL 230.65
CHECK 230.65
05/05/95 01 12:41 0001 8176

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58209
IDENTIF. ↑ REFERENCE

95 MAY -5 PM 12:35
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 907586