BOOK 9701 PG 870

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 99,500.00

Affiant

Subscribed and sworn to before me, this 12th day of June 1995

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
WILLIAM R. BAGGETT 315 Port Drive Madison, Tennessee 37115	First Tennessee Bank P.O. Box 351 Memphis, Tennessee 38101	MAP 42-14 PARCEL 29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY NINE THOUSAND FIVE HUNDRED AND NO/100---------- ($ 99,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, WALTER DARNELL AUSTIN, MARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto WILLIAM R. BAGGETT AND WIFE, DONNA G. BAGGETT hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 119 on the Plan of Sherry Heights, Section III, of record in Book 2331, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Walter Darnell Austin and wife, Stephanie Lynn Austin, by deed from Edward Michael Walker and wife, Carol Ann Walker, of record in Book 9140, page 360, Register's Office for Davidson County, Tennessee; the said Stephanie Lynn Austin having since conveyed her interest in subject property to Walter Darnell Austin by Quitclaim Deed of record in Book 9615, page 196, said Register's Office.

STEPHANIE LYNN AUSTIN, spouse of Walter Darnell Austin, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 315 Port Drive, Madison, Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Sherry Heights, Section III of record in Book 2331, page 126, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself ___, his ___ heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 12th day of June, 19 95.

WALTER DARNELL AUSTIN

STEPHANIE LYNN AUSTIN

BOOK 9701 PG 871

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 WALTER DARNELL AUSTIN and STEPHANIE LYNN AUSTIN, the bargainors, 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 this 12th day of June, 1995.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

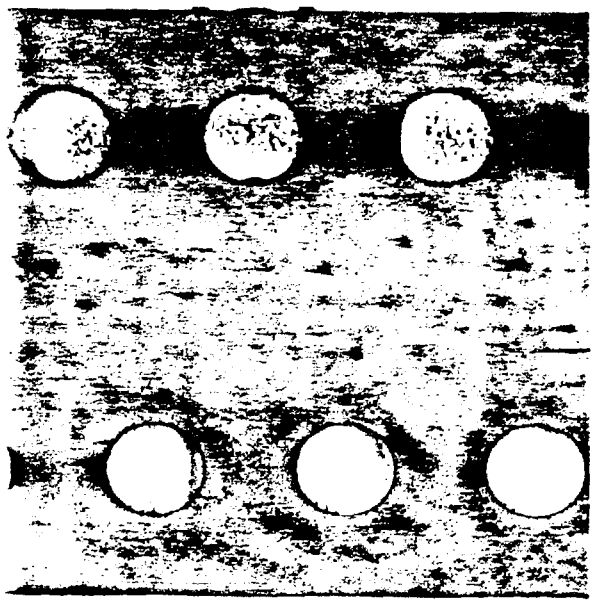
My Commission Expires. _____

Notary Public

0070120
IDENTIF. & REFERENCE

95 JUN 15 AM 9:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1275 06/15 0101 03CHECK 377.15



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

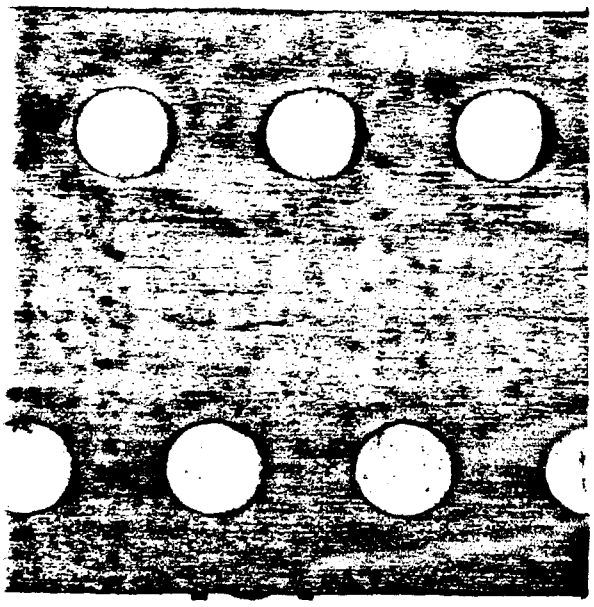
RECEIVED OF _____

FOR _____

BOOK 9701 PG 872

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 99500.00
CON TX 368.15
PRFEE 1.00
WDEED 8.00
TOTAL 377.15
CHECK 377.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/15/95 01 10:00 0001 1275

0070120
IDENTIF. ↑ REFERENCE

95 JUN 15 AM 9:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 920514