BOOK 6 79 PG 146

BOX 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: 5-27-99
(AFFIX SEAL)

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Edward Keathley (NAME)	Southeastern Mortgage of (NAME)	53-06-A-117CO
1944 Waterford Drive (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	04D-94385
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (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 Dennis Edward Keathley, 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, TN, BEING Lot No. 117 on the Plan of Phase 3, Waterford, of record in Book 7900, page 707, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being 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 9424, Page 586, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 7900, page 707; Declaration of covenants, conditons and restrictions of record in Book 8694, page 216, Book 7463, page 294, restated in Book 8699, page 462, Book 9309, page 847, and Book 9530, page 185; Agreement in Book 8765, page 609; Article of Incorporation in Book 8711, page 701; Dedication of Common Areas in BOok 9393, page 831; Easements in Book 2024, page 225 and Book 1717, page 30; all of record in the Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1944 Waterford Drive, 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 14th day of September 19 95

W.L. Bainbridge, Inc., a Tennessee corporation
By:
W.L. Bainbridge, III, President

STATE OF TENNESSEE
COUNTY OF

BOOK 9796 PG 147

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 WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared W. L. Bainbridge, III 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, III as such President and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Brentwood on this the 14th day of September 19 95

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires _____

My Commission Expires September 28, 1997

_____
Notary Public

95 SEP 15 PM 12:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0100658

WARRANTY DEED

FROM

W.L. Bainbridge, Inc.

TO

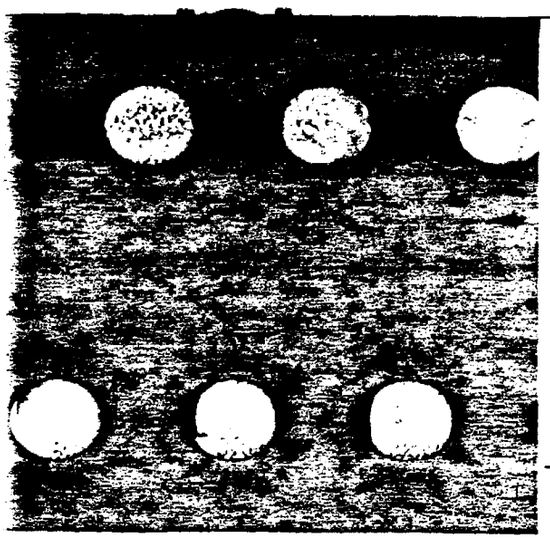
Dennis Edward Keathley

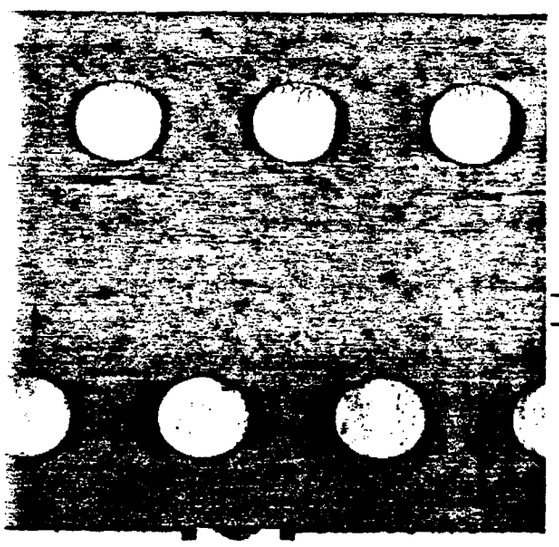
RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

4498 09/15 0101 03CHECK

408.97





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

RECEIVED OF _____

FOR _____

BOOK 9796 PG 148

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 108100.00
CON TX 399.97
PRFEE 1.00
WDEED 8.00
TOTAL 408.97
CHECK 408.97

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/15/95 01 12:46 0001 4498

0100658
IDENTIF. ↑ REFERENCE

95 SEP 15 PM 12:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 953353