File Box 9B
First Title and Escrow Co., Inc

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9874 PG 651

No. 13541

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAY ANTHONY HARRINGTON (NAME)	NEW OWNERS (NAME)	Part Of: 130-1
138 Windsor Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	81
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DZ-30085

FOR AND IN 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, MARK A. HIGGINS, married,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAY ANTHONY HARRINGTON AND WIFE, ELIZABETH TAYLOR HARRINGTON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 138 on the Plan of Resubdivision of Lots 138 and 139 Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 8250, page 478, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Mark A. Higgins, a single person by deed from Rand T. Frederiksen and wife, Dixie Ward Frederiksen of record in Book 6023, Page 173, Register's Office for Davidson County, Tennessee, the said Mark A. Higgins having since married.

This conveyance is made subject to all matters appearing on the plan of record in Plat Book 8250, page 478, Register's Office for Davidson County, Tennessee.

Melinda Miller Higgins, spouse of Mark A. Higgins, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Mark A. Higgins.

95 DEC -1 AM 10:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

01277119

unimproved (XX
This is improved ( ); property, known as 138 Windsor Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of November, 1995

Mark A. Higgins BY James Terrence Higgins — Melinda Miller Higgins

MARK A. HIGGINS
By: James Terrence Higgins, Attorney-in-Fact
by Power of Attorney recorded simultaneously herewith.

MELINDA MILLER HIGGINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9874 PG 652

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melinda Miller Higgins

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 27th day of November, 1995

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Terrence Higgins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Mark A. Higgins and is authorized by Mark A. Higgins to execute this instrument on his behalf.

Witness my hand, at office, this 27th day of November, 1995.

Notary Public

My commission expires:
11/20/96

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November 19 95

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

MARK A. HIGGINS

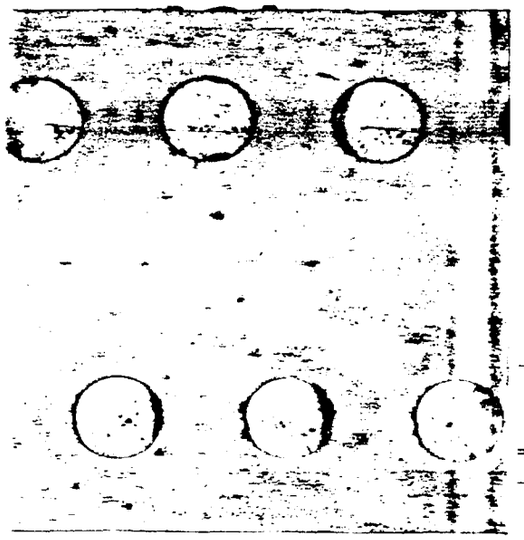
TO

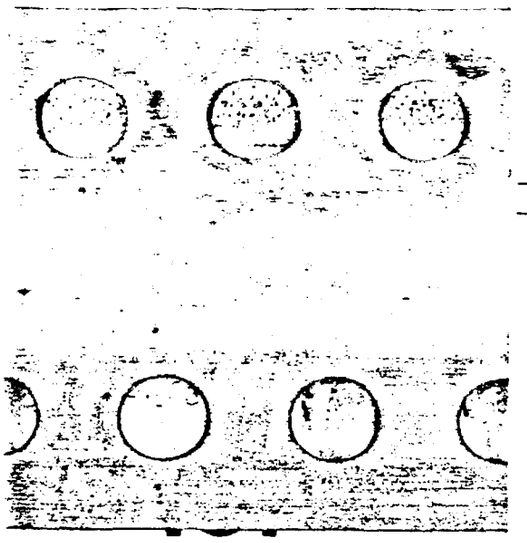
JAY ANTHONY HARRINGTON AND ~~WIFE, ELIZABETH TAYLOR~~ HARRINGTON

1995 12/01 0101 CHECK 323.50

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9874 PG 653

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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

12/01/95 01 10:39 0001 3565

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0127719
IDENTIF. ↑ REFERENCE

95 DEC -1 AM 10:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 982071