Box 17

BOOK 9963 PG 926

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 120,700.00

David B. Longyear
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF February 19 96

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David B. Longyear	Pacific Southwest Bank	MAP 176-1
(NAME)	(NAME)	
3849 Round Rock Drive	4144 N. Central Expwy, Suite 850	PARCEL 42
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75204	2D77302
(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., a TN Corp.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David B. Longyear and wife, Pamela S. Longyear

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:

Being Lot No. 97 on the Plan of Hickory Woods, Section A, of record in Plat Book 6900, page 511, corrected by Surveyor's Certificate of Correction to reflect a change of street name, of record in Book 7582, page 166, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being part of the same property conveyed to W. L. Bainbridge, Inc., a TN Corp. by deed from T & T Partners I of record in Book 9711, page 814, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9678, page 187, and By-Laws of the Hickory Woods Homeowners Association of record in Book 9678, page 213, said Register's Office.

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

Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 3849 Round Rock Drive, Antioch, TN 37013
(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 28th day of February 19 96

W. L. Bainbridge, Inc., a TN Corp.
By: W L Bainbridge
W. L. Bainbridge, President

BOOK 9963 PG 927

STATE OF TENNESSEE
COUNTY OF

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, TN 37211 on this the 28th day of February 1996

My commission expires 11/22/97

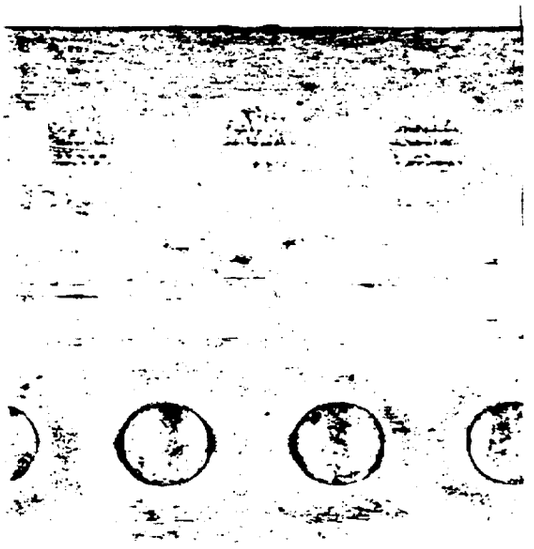
Laura A. Beasley
Notary Public

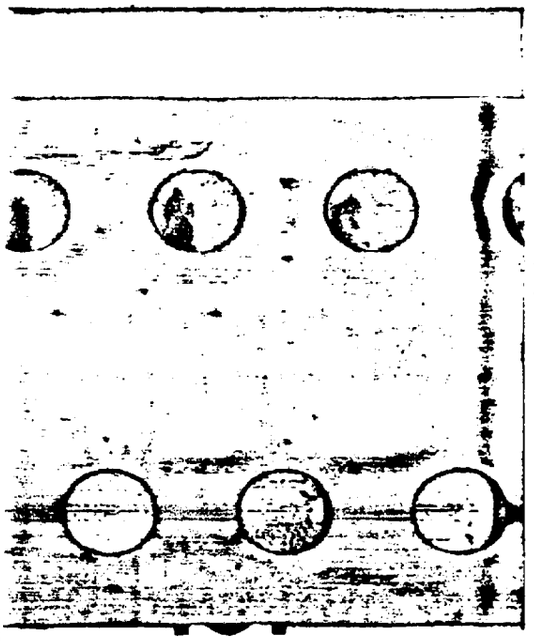
DAVIDSON COUNTY, TENN.

0155553
IDENTIF. & REFERENCE

96 MAR -1 PM 12:36
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3515 03/01 0101 03CHECK 455.59





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9963 PG 928

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	
				120700.00
			CON TX	446.59
			PRFEE	1.00
			WDEED	8.00
			TOTAL	455.59
			CHECK	455.59
03/01/96		01	12:40 0001	3515

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155553
IDENTIF. ↑ REFERENCE

96 MAR -1 PM 12:36

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1011642