BOOK 10147 PG 31

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Thomas E Baldridge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: 11/30/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Baldridge (NAME)	First Union Mortgage Corporation (NAME)	MAP 117-2C
616 Timber Lane (ADDRESS)	150 4th Avenue North (ADDRESS)	PARCEL 9
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville TN 37219 (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, Carolyn A. Carroll, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Baldridge and wife, Martha M. Baldridge

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 the united designated as parcels 9 and 9A as shown on the plan of Regency Park, of record in Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee, together with condominium ownership rights and interests in appurtenant common elements, as described in the Master Deed and Bylaws recorded in Book 3815, page 778, as amended in Book 4364, page 381; Book 4767, page 431, Book 5673, page 429 and in Book 6047, page 201, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carolyn A. Carroll, unmarried by deed from Neil F. Christy and wife, Emily S. Christy by instrument of record in Book 9255, page 487, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Book 3700, pages 111 and 112, shows an onwer's certificate, various easements, driveways, setback lines, and other notations. (The Plan of record in Book 3700, pages 111 and 112, recites that it supersedes the plan recorded in Book 3700, page 80, which in turn bears notation that it supersedes the plans of record in Book 3700, pages 12, 50, 75, and 78. Said plan of record in Book 3700, page 12, designated as a plan of "Woodlawn Manor, Inc.")

CONTINUED

This is unimproved ( ) improved (X) property, known as 616 Timber Lane, Nashville, TN 37215
(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 30th day of July 19 96

Carolyn A. Carroll

Carolyn A. Carroll

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn A. Carroll, an unmarried woman

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 30th day of July 19 96.

Commission expires 11/2/97

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

LEGAL DESCRIPTION CONTINUATION

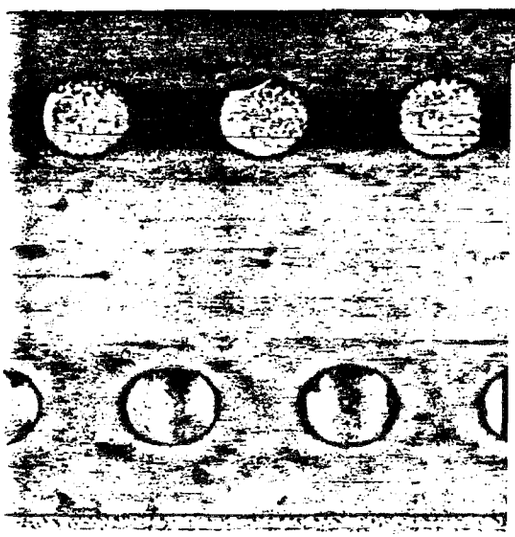
The provisions and requirements of the Master Deed and Bylaws recorded in Book 3815, page 778, as amended by instruments of record in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, and Book 6047, page 201, said Register's Office, and all of the conditions, covenants, restrictions, rights of assessment, etc., therein set out.

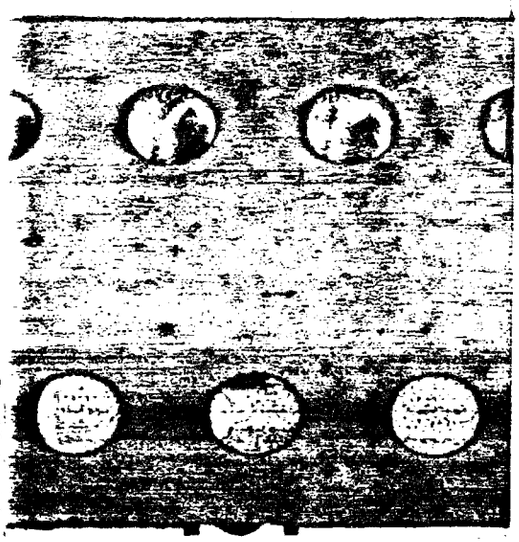
Repurchase and Option Agrrement, of record in Book 3907, page 839; and Counterpart thereof executed by Andrew N. Muller, Jr., and Martha H. Muller, dated Dec. 10, 1984.

Easement for water main, of record in Book 3943, page 821, said Register's Office.

Easement for sanitary sewer and/or storm drainage, of record in Book 4067, page 947, said Register's Office.

0211412
IDENTIF. & REFERENCE
96 AUG -6 AM 9:32
REGISTER
DAVIDSON COUNTY, TN.
3672 08/06 0101 03CHECK 753.00





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

RECEIVED OF _____

FOR _____

BOOK 10147 PG 34

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 200000.00
				CON TX 740.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 753.00
				CHECK 753.00
			08/06/96 01	09:34 0001 3672

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02111412
IDENTIF. ↑ REFERENCE

96 AUG -6 AM 9:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1071238