BOOK 10207 PG 434

Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,023.00

Diane L. O'Brien
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 19 96

PHYLLIS D. BARGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 5.24.97
(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
Richard W. O'Brien	FT Mortgage Companies d/b/a	MAP 176-1
(NAME)	(NAME)	
3840 Round Rock Drive	P.O. Box 613136	PARCEL 19
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Memphis, TN 38101	2D77279
(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 Richard W. O'Brien and wife, Diane L. O'Brien

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 Lot No. 105 on the Final Plat of Hickory Woods, Section A, of record in Book 6900, page 511, and as corrected in Book 7582, page 167, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

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 10075, page 874, Register's Office for Davidson County, TN.

Declaration of Covenants, Conditions, Easements and Restrictions, contained in an instrument of record in Book 7422, page 235, and in Book 7422, page 301, and amended of record in Book 7857, page 94, re-recorded of record in Book 7876, page 75, as corrected of record in Book 9616, page 470, and amended and restated of record in Book 9678, page 187, said Register's Office.

By-Laws of Hickory Woods Estates Homeowner's Association of record in Book 7422, page 273, and Book 7932, page 648, amended and restated of record in Book 9678, page 213, said Register's Office.

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

CONTINUED

unimproved ( )
This is improved (X) property, known as 3840 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 27th day of September 19 96

W. L. Bainbridge, Inc., a TN Corp.

By: W. L. Bainbridge

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. Brainbridge as such Presdient, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN 37211 on this the 27th day of September 1996.

My commission expires 5.24.97 _____
Notary Public

PHYLLIS KEENAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

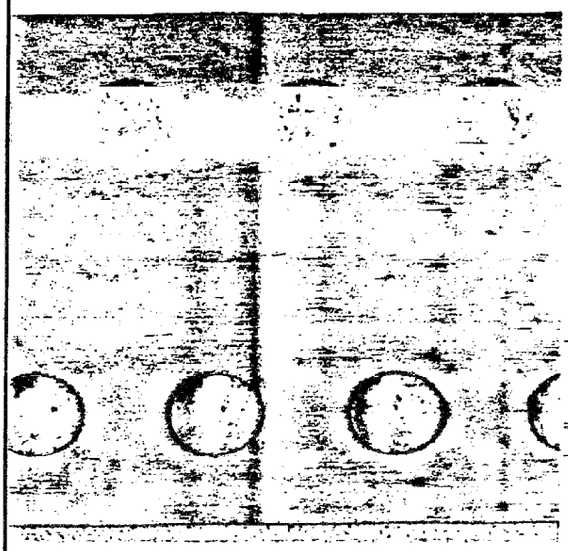
Taxes for the year 1996 are prorated and assumed by the Grantees herein.

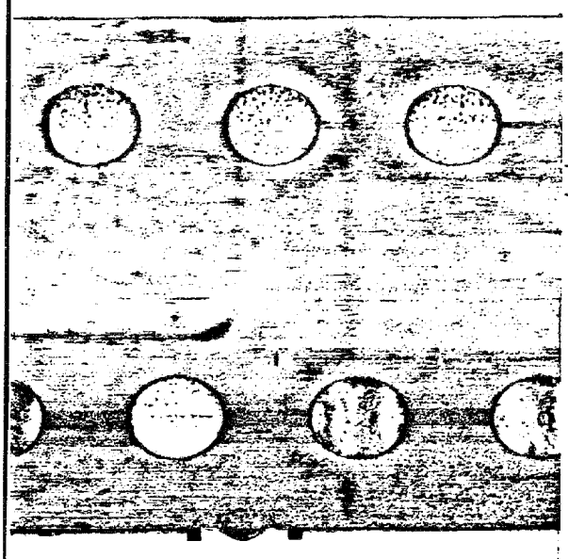
The legal description is the same as the previous deed of record.

0230732
IDENTIFICATION REFERENCE

96 SEP 30 01:12:47
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

4296 09/30 0101 03CHECK 471.63





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

RECEIVED OF _____

FOR _____

BOOK 10207 PG 436

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
				LAMT 125033.00
				CON TX 462.63
				PRFEE 1.00
				WDEED 8.00
				TOTAL 471.63
				CHECK 471.63
09/30/96		01		12:51 0001 4296

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0230732
IDENTIF. # REFERENCE

96 SEP 30 PM 12:
FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 1036688