Box 17

BOOK 10318 PG 800

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,900.00

Robert W. Milby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January 19 97

NOTARY PUBLIC

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
Robert W. Milby (NAME)	Same ~~First American National Bank~~ (NAME)	MAP 176-1
4609 Rockland Trail (ADDRESS)	~~First American Center~~ (ADDRESS)	PARCEL 1
Antioch, TN 37013 (CITY) (STATE) (ZIP)	~~Nashville, TN 37237~~ (CITY) (STATE) (ZIP)	2D 77261

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 Robert W. Milby and wife, Carolyn S. Milby

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. 50 on the Plan of Hickory Woods, Section A, of record in Plat Book 6900, page 511, and corrected in Book 7582, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to W. L. Bainbridge, Inc., a TN Corp. by deed from T & T Partners I, a Texas general partnership, of record in Book 10093, page 759, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 7932, page 648; Book 9616, page 470; Book 9616, page 477 and Book 9678, page 213, said Register's Office.

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

Taxes for the year 1997 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 4609 Rockland Trail, 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 9th day of January 19 97

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

BOOK 10318 PG 801

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 9th day of January 1997.

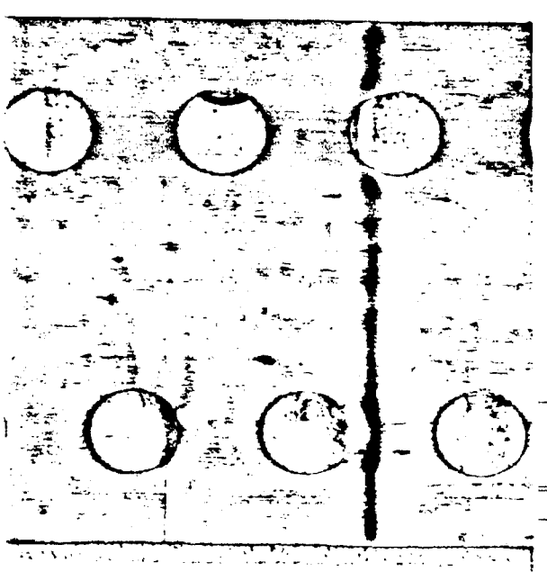
My commission expires 4/22/97

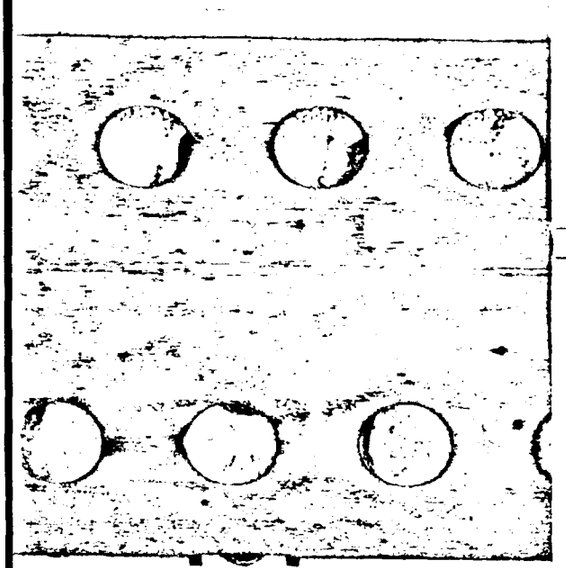
Laura A. Bradley
Notary Public

LAURA A. SCALLA
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

4538 01/14 0101 03CHECK 460.03

97 JAN 14 AM 10:44
REGISTER
DAVIDSON COUNTY, TN.
...NCE
...3900





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

RECEIVED OF _____

FOR _____

BOOK 10318 PG 802

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 121900.00
CON TX 451.03
PRFEE 1.00
WDEED 8.00
TOTAL 460.03
CHECK 460.03

01/14/97 01 10:44 0001 4538

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0263900
IDENTIFICATION REFERENCE

97 JAN 14 AM 10:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1107048