BOOK 11350 PG 765

STATE OF TENNESSEE 7241-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March 19 97

Notary Public Mark A. Ellmore, Jr.

MY COMMISSION EXPIRES: 1/20/99

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Baduria	Columbia National, Incorporated	87-5-A-119
(NAME)	(NAME)	
5602 Royal Court	7142 Columbia Gateway Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Hermitage, TN 37076	Columbia, MD 21046-2132	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, James A. Hardin, II and Theresa L. Hardin, husband and wife

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael D. Baduria and Flordeliza T. Baduria, husband and wife

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, and being Lot No. 147, on the plan of Farmingham Woods, Phase III, as of record at Book 7900, page 554, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

BEING the same property conveyed to James A. Hardin, II and wife, Theresa L. Hardin by deed from Jody W. Farmer and wife, Tine M. Farmer, filed of record in Book 10038, page 621, as re-recorded in Book 10059, Page 300, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

97 MAR 14 PM 2:28
FELIA B. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0283039

This is improved property known as 5602 Royal Court, Hermitage, TN 37076

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 their hand s this 7th day of March, 19 97.

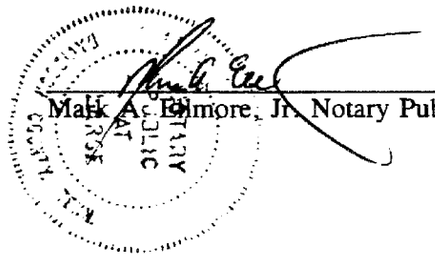
James A Hardin II by Betty Hyatt Attorney in Fact
James A. Hardin, II

Theresa L Hardin by Betty Hyatt Attorney in Fact
Theresa L. Hardin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of March, 1997, before me the undersigned Notary Public, personally appeared Betty Hynek known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for James A. Hardin, II and wife, Theresa L. Hardin, and acknowledged that she executed the same as the act of her principal(s) for the purposes therein contained.

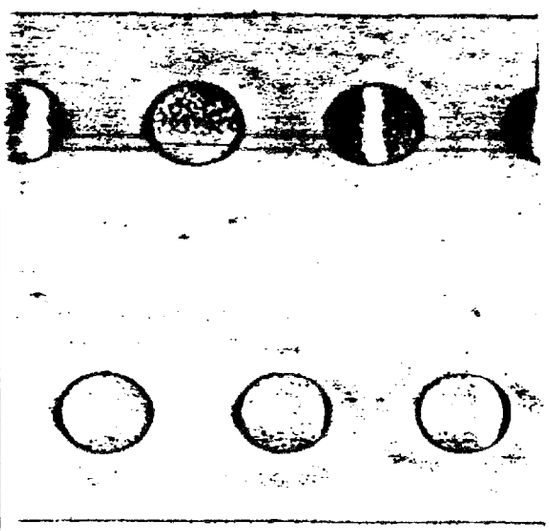
In witness whereof I hereunto set my hand and official seal.



Mark A. Ellmore, Jr. Notary Public

My commission expires:
1/20/99

7129 03/14 0101 03CHECK 416.00



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

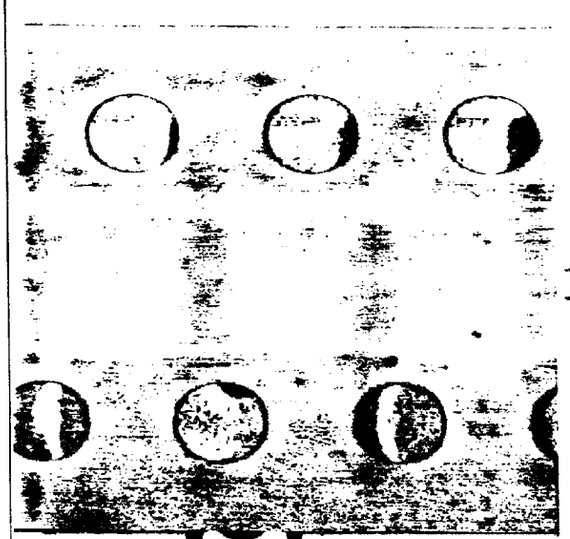
RECEIVED OF _____

FOR _____

BOOK 10380 PG 767

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 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00

03/14/97 01 14:29 0001 7129

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0283039
IDENTIF. # REFERENCE

97 MAR 14 PM 2:28
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1127473