WARRANTY DEED

#15123
File Box 9-B
First Title and Escrow Company, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

William Herbert Baugh III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December, 19 97

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Herbert Baugh, III (NAME)	NORTH AMERICAN MORTGAGE COMPANY (NAME)	096-10-0-197.00
2932 Dunmore Drive (ADDRESS)	4301 HILLSBORO PIKE, STE. 328 (ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37215 (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, Hart Appraisal Services, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Herbert Baugh, III and Joanne Regensburg, both unmarried as joint tenants with the right of survivorship

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:

The following described tract or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 365 on the Plan of Cloverhill, Section VII, as of record in Book 2133, page 92, Register's Office for said County, as follows:

Said Lot No. 365 fronts 60 feet on the northerly side of Dunmore Drive and runs back 168.7 feet on the easterly line and 152.8 feet on westerly line, to a dead line, measuring 88.6 feet thereon.

Being the same property conveyed to Hart Appraisal Services, Inc. by deed from James L. Tate, Rae Lavon (LaVonne) Flowers, Rhonda F. Blankenship, Michael Shannon Claxton and Sherry D. Gafford of record in Book 10591, page 891, Register's Office for Davidson County, Tennessee.

ENCUMBERED AS FOLLOWS:
All matters appearing on the Plan of record in Plat Book 2133, page 92, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2273, page 88 and Book 2145, page 262, Register's Office for Davidson County.

unimproved ( )
This is improved (X) property, known as 2932 Dunmore Drive, Nashville, Tennessee 37214
(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 18th day of December 19 97

Hart Appraisal Services, Inc., a Tennessee corporation

By: Gary Hart, Pres. Hart

Gary Hart, President

BOOK 10733 PG 99

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 Gary Hart and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Hart Appraisal Services, 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 Gary Hart as such President, and attesting the same by the said Gary Hart (or President) as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 18th day of December 1997.

My commission expires 1-20-98

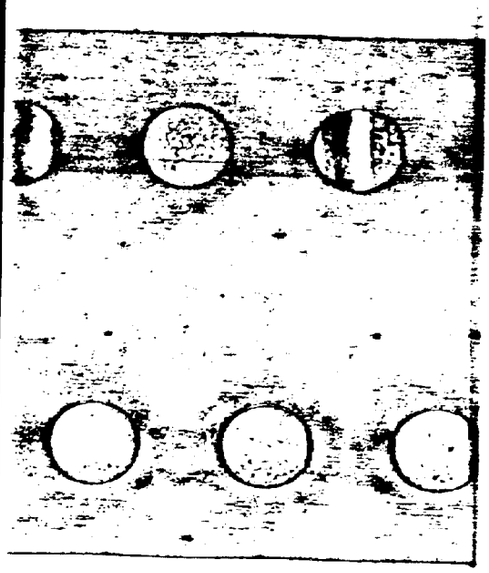
Notary Public

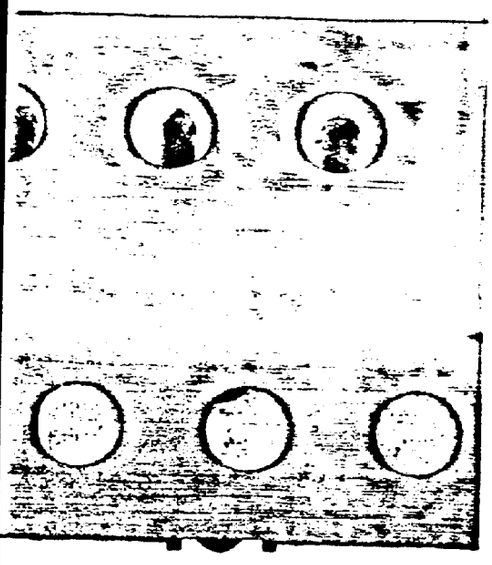
WILLIAM S. CARMAN, NOTARY PUBLIC AT LARGE, WILLIAMSON CO., TENN.

97 DEC 23 PM 2:39
WILLIA[illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0383147

4823 12/23 0101 03CHECK 295.75





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

RECEIVED OF _____

FOR _____ BOOK 10733 PG 100

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

MAMT 77500.00
ERR CO
MAMT 77500.00-
CAMT 77500.00
CON TX 286.75
PRFEE 1.00
~~MTGFEE 8.00~~
TOTAL 295.75
CHECK 295.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/23/97 01 14:40 0001 4823

0383447
IDENTIF. & REFERENCE

97 DEC 23 PM 2:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1235537