BOOK 10873 PG 224

Box 1

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires Oct. 9, 1999

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,950.00

Reginald L. Sensabaugh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3/27/98.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reginald Sensabaugh	NationsBanc Mortgage Corporation	176-017
(NAME)	(NAME)	
4448 LaVergne Couchville Pike	P.O. Box 35140	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Louisville,Kentucky 40232	
(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.** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REGINALD SENSABAUGH, UNMARRIED** ** 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. 66 on the Plan of Final Plat of Hickory Woods Section A of record in Plat Book 6900, Page 511 and corrected in Book 7582, Page 167, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to W.L. Bainbridge, Inc. by deed of record in Book 10137, Page 602, Register's Office for Davidson County, Tennessee.

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

**Also known as Reginald L. Sensabaugh

6050 04/06 0101 03CHECK 426.92

This is improved (X) property, known as 4448 LaVergne Couchville, 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 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 our hands this 27th day of March, 1998.

W.L. Bainbridge, Inc.
By: W.L. Bainbridge
W.L. Bainbridge, President

~~Attest:~~

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, personally appeared W.L. Bainbridge and with whom I am personally acquainted and who upon ~~their~~ his oaths acknowledged ~~themselves~~ himself to be the President and, respectively, of the W.L. Bainbridge, Inc., the within-named bargain, and corporation, and that ~~they~~ he as such President and, being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said W.L. Bainbridgeas such President, ~~and attesting the same by the said as such~~.

Witness my hand and official seal at Antioch , Tennessee this 27th day of March, 1998

Commission expires: October 9, 1999

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires Oct. 9, 1999

Lori Holloway
Lori Holloway Notary Public

042179 4
IDENTIF. ↑ REFERENCE
98 APR -6 AM 9:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECEIVED OF _____

FOR _____

BOOK 10873 PG 225

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
112950.00
CON TX 417.92
PRFEE 1.00
WDEED 8.00
TOTAL 426.92
CHECK 426.92

04/06/98 01 09:22 0001 6050

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04211794
IDENTIF. ↑ REFERENCE

98 APR -6 AM 9:22

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

No. 1276293