BOOK 1626 PAGE 777

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBER
Ronald K. Barnes (NAME)	Lovell & Malone, Inc. (NAME)	95-2
2307 Amherst Court (STREET ADDRESS OR ROUTE NUMBER)	336 - 4th Avenue, N. (STREET ADDRESS)	93
Nashville, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	pd

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100----------*Dollars,*

Cash paid by Ronald K. Barnes and wife, Glenda D. Barnes, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $17,000.00, secured by a deed of trust to James E. Malone, Trustee, dated Oct. 24, 1967, and recorded in Book 4184, page 556, re-recorded in Book 4197, page 918, Register's Office for Davidson County, Tennessee.

We, John Phillip Sugg, Jr. and wife, Joyce R. Sugg,

have this day bargained and sold, and do hereby transfer and convey unto the said

Ronald K. Barnes and wife, Glenda D. Barnes, their

~~XXXXXX~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 92 on the Plan of Walnut Grove Subdivision, of record in Book 2133, page 87, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Amherst Court, at the corner of Lots 92 and 93; thence southeastwardly with the line between said lots, 187 feet to a point; the common corner of Lots 85, 92 and 93; thence with the line between Lots 85 and 92, southwardly 22.2 feet to a point, the common corner of Lots 85, 86 and 92; thence with the line between Lots 86 and 92, westwardly 121.1 feet to a point; the common corner of Lots 86, 87 and 92; thence with the line between Lots 87 and 92, southwestwardly 62 feet to a point, the common corner of Lots 91 and 92; said point being in the rear line of Lot 87; thence with the line between said Lots 91 and 92, northwestwardly 121.2 feet to a point in the south margin of Amherst Court; thence with the margin of the same, northeastwardly 41.5 feet to the beginning.

Being the same property conveyed to John Phillip Sugg, Jr. and wife, Joyce R. Sugg, by deed from Hugh F. Smith and wife, of record in Book 4184, page 554, re-recorded in Book 4197, page 916, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,104.53

Subscribed and sworn to before me, this the 9th day of August 19 72

Ronald K Barnes
Affiant

My commission expires: 10/26/74 (Affix Seal)

Barbara Feagin
Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Ronald K. Barnes and wife, Glenda D. Barnes, their

~~XXXXXX~~,

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ronald K. Barnes and wife, Glenda D. Barnes, their

~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 9th *day of* August, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X John Phillip Sugg, Jr.
John Phillip Sugg, Jr.

X Joyce R. Sugg
Joyce R. Sugg

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Barbara Ferguson, a Notary Public in and for said County and State, John Phillip Sugg, Jr. and wife, Joyce R. Sugg,

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of August, 1972.

Barbara Ferguson Notary Public

Commission expires 10/26/74

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

AUG 10 72	CONV	22,104.53			
AUG 10 72	S'TAX		A*	57.46	
AUG 10 72	PR'FEE		A*	.50	
AUG 10 72	W'DEED		A*	4.00	* 61.96

WARRANTY DEED

FROM John Phillip Sugg, Jr., et ux

TO Ronald K. Barnes, et ux

B 70964

IDENTIF. REFERENCE

AUG 10 1 27 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2050
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.