This instrument prepared by:
George E. Mudter, Jr., Attorney
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 5363 PAGE 284

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr/Mrs Michael Gaylor (NAME)	Guaranty Mortgage Company Div. (NAME)	54-1 3
3254 Lakeshore Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	14 Field Book No.
Old Hickory, Tn. 37138 (CITY) (P. O. ZONE) (STATE)	Brentwood, Tennessee 37027 (CITY) (ZONE) (STATE)	LW 05435

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *Dollars,* and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

THOMAS F. BARNES, JR., and TERRY O. BARNES, Devisees under the Last Will and Testament of Thomas F. Barnes, deceased,

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

MICHAEL GAYLOR and wife, PEGGY ANNE GAYLOR, their

(successors), heirs and assigns,

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

Being a portion of Lot 16, Section 2, on the Plan of Life and Casualty Insurance Company Dubdivision, of record in Book 843, page 56, and more particularly described according to a survey dated July 17, 1978, by Dewayne Caldwell, as follows: BEGINNING at an iron pin in the north right-of-way of Lakeshore Drive, same being S70°02' W 14.00 feet from an existing concrete monument, thence with the right-of-way S 70°02' W 166.38 feet to an iron pin, thence leaving the right-of-way N 9°08' W 255.93 feet to an iron pin, thence N 44°28' E 118.81 feet to an existing concrete monument, thence S 22°04' E 302.83 feet to the point of beginning.
BEING part of the same property conveyed to Frank Barnes and wife, Mary B. Barnes by deed of record in Book 965, page 401, Register's Office for said County, the said Frank Barnes having since died with his wife, Mary B. Barnes, predeceasing him.
This conveyance is made subject to (1) restrictions of record in Book 965, page 401 Register's Office for said County.

Brenda Kay Barnes, wife of Terry O. Barnes, and Elizabeth S. Barnes, wife of Thomas F. Barnes, Jr., join in the execution of this instrument for the purpose of conveying any and all interest, including, but not limited to all marital rights, which they may have in the subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 40,500.00
Subscribed and sworn to before me, this the 10th day of November 1978
Affiant Michael Gaylor
My commission expires: May 30, 1979 (Affix Seal)
Notary Public Helen [signature]

This is unimproved ( ) improved (XX) property, known as 3254 Lakeshore Drive, Old Hickory, Tennessee 37138
(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 Michael Gaylor and wife, Peggy Anne Gaylor, their *(successors), 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Michael Gaylor and wife, Peggy Anne Gaylor, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 10th *day of* November, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Terry O. Barnes
Brenda Kay Barnes

Thomas F. Barnes Jr.
Elizabeth S. Barnes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Helen D. Scott, *a Notary Public in and for said County and State,* Thomas F. Barnes, Jr., and wife, Elizabeth S. Barnes, and Terry O. Barnes and wife, Brenda Kay Barnes *the within named bargainor S, 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* 10th *day of* November, *19* 78

Helen D. Scott *Notary Public*

Commission expires May 30, 1979

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 .....

WARRANTY DEED

FROM

THOMAS F. BARNES, JR., et al

TO

MICHAEL GAYLOR and wife

NOV 13 78	CONV	40,500.00			
NOV 13 78	S'TAX		B*	105.30	
NOV 13 78	PR'FEE		B*	.50	
NOV 13 78	W'DEED		B*	4.00	* 109.80

E 9 9 9 3 8

IDENTIF. REFERENCE

Nov 13 3 44 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

FILE:
GEORGE E. MUDTER, JR., ATTORNEY