This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5448 PAGE 941

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John H. Barnes	Third National Mortgage Company	58-11-89
(NAME) 545 Phipps Drive	(NAME) P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37218	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ----------($10.00)---------- *Dollars,*

cash in hand paid by John H. Barnes and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Jim Hale and wife, Frances Hale

have this day bargained and sold, and do hereby transfer and convey unto the said John H. Barnes

the Grantees herein, their (successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Royal Hills Subdivision, Section 1 of record in Book 4675, page 73, Register's Office for said County, described as follows:
Beginning at a point in the east margin of Phipps Drive at the common front corner of Lots Nos. 208 and 209; thence with the north line of Lot No. 209 in an easterly direction 206.29 feet to a point, said point being the common rear corner of Lots Nos. 208 and 209; thence north 22 deg. 16' 55" east 80.35 feet to a point, said point being the common rear corner of Lots Nos. 207 and 208; thence with the south line of Lot No. 207 in a northwesterly direction 216.01 feet to a point in the east margin of Phipps Drive, said point being the common front corner of Lots Nos. 207 and 208; thence with said east margin of Phipps Drive in a southerly direction and with a curve having a radius of 571.61 feet a distance of 54.00 feet to a point; thence continuing with said east margin of Phipps Drive in a southerly direction 46.0 feet to the point of beginning.

Being part of the same property conveyed to Jim Hale by deed from Averbuch-Morris, a partnership of record in Book 5208, page 38, said Register's Office, as corrected by deed of correction of record in Book 5267, page 533, said Register's Office.

This conveyance is subject to a 10-foot sewer easement containing a 8-inch sewer line, 20-foot public utility and drainage easement, 30-foot building set-back line from Phipps Drive and conditions of Owner's Certificate of record in Book 4675, page 73, said Register's Office; and restrictive covenants of record in Book 4813, page 77, as amended in Book 4895, page 102, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57,500.00

Subscribed and sworn to before me, this the 11 day of June 19 79

Affiant

My commission expires: 4/18/82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 545 Phipps Drive, Nashville, Tennessee 37218
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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., except for 1979 taxes which are prorated and assumed by the purchasers.

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

Whenever 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 8th *day of* June, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jim Hale

Frances Hale

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY KOTH, *a Notary Public in and for said County and State,* Jim Hale and wife, Frances Hale

*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 11 *day of* June, *19*79

Commission expires 1/18/82 Nancy Koth *Notary Public*

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*.....

Commission expires ..... *Notary Public*

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238 234232

WARRANTY DEED

FROM
Jim Hale and wife, Frances Hale

TO
John H. Barnes

F 34176

IDENTIF. REFERENCE

JUN 12 3 48 PM '79

FELIX Z. W. LSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MQ - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			57500.00- CO	
			149.50 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 154.00-	
8964A	06/12/79		BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 3 4 1 7 6

IDENTIF. T REFERENCE

JUN 12 3 48 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 689913