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

OFFICIAL RECEIPT

# WARRANTY DEED

BOOK 5869 PAGE 582

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Gregory V. Barnes and wife, Jennifer P. Barnes (NAME) | McLean Savings & Loan Association (NAME) | 109-1-27 |
| 117 Needles Court (STREET ADDRESS OR ROUTE NUMBER) | 1307 Dolley Madison Boulevard (STREET ADDRESS) | |
| Nashville, Tennessee 37214 (CITY) (STATE) (ZIP) | McLean, Virginia 22101 (CITY) (STATE) (ZIP) | |

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

cash in hand paid by Gregory V. Barnes and wife, Jennifer P. Barnes and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Larchwood Homes Construction Company, a joint venture of James M. Fischer, Jr. and James T. McLean,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Gregory V. Barnes and wife, Jennifer P. 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. 110 on the Plan of Larchwood, Section 2, as of record in Book 5200, pages 57 and 58, Register's Office for said County.

Said Lot No. 110 fronts 81.36 feet on the easterly side of Needles Court and extends back 66.29 feet on the northerly line and 151.47 feet on the southerly line to a dead line measuring 138.05 feet thereon.

Being part of the property conveyed to Larchwood Homes Construction Company by deed from James M. Fischer, Jr. , of record in Book 5834, page 467, Register's Office for said County.

This conveyance is subject to the plan of record in Book 5200, pages 57 and 58, Register's Office for said County, which shows an Owner's Certificate, a 25-foot minimum building set-back line from Needles Court, 10-foot easement for public utility purposes and a utility anchor easement; and restrictive covenants of record in Book 5479, page 443, and those in Book 5158, page 918, Register's Office for said County, made applicable by instrument of record in Book 5308, page 70, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $61,200.00

Subscribed and sworn to before me, this the 31st day of March, 19 82

Affiant

My commission expires: 10-20-85 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 117 Needles Court, Nashville, Tennessee 37214 (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 1982 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* 31st *day of* March, 19 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James M. Fischer, Jr.

James T. McLean

OFFICIAL RECEIPT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5869 PAGE 583

*Personally appeared before me,* ..... *a Notary Public in and for said County and State,* .....

*the within named bargainor....., with whom I am personally acquainted, 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*.....

..... *Notary Public*

*Commission expires* .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* Doris E. Moran, *a Notary Public of the State and County aforesaid, personally appeared* James M. Fischer, Jr. and James T. McLean *with whom I am personally acquainted, and who, upon oath, acknowledged* them *self to be* partners *of the* Larchwood Homes Construction Company, a joint venture *the within named bargainor, a corporation, and that* t he *was such* partners *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* them *self as* partners

*Witness my hand and seal, at office in* Nashville, Tennessee *this* 31st *day of* March, *19* 82

Doris E. Moran *Notary Public*

*Commission expires* 10-20-85

382

FIRST AMERICAN CENTER
NASHVILLE, TENN. 37237

**WARRANTY DEED** 24045-8

FROM
James M. Fischer, Jr.

TO
Gregory V. Barnes and wife,
Jennifer P. Barnes

G 8.5.90 d

IDENTIF. REFERENCE

APR 5 10 59 AM '82

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

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

RECEIVED OF _____

FOR BOOK 5869 PAGE 584

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 61200.00- CO | |
| | | | 159.12 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 165.62- |
| 0382A04/05/82 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68590 4

IDENTIF. REFERENCE

APR 5 10 59 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 874595