This instrument prepared by:
LECKRONE & HOLTON
9th Floor, Third National Bank Building
Nashville, Tennessee 37219

WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map Parcel Numbers:
Stephen D. Barnes 2819 Hillside Drive Nashville, Tennessee	- Same -	104-10-220 24W04396

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the execution of a promissory note and a deed of trust recorded herewith securing payment of Seventy Five Thousand Dollars ($75,000.00) to ROBERT H. BARNES and wife, LOIS G. BARNES, (the Grantors), the Grantors have this day bargained and sold, and do hereby transfer and convey unto STEPHEN D. BARNES (the Grantee), his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT 1:

Being Lot No. 24 of Block 7 on the Plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for said County.

Said Lot No. 24 fronts 80 feet on the southeasterly side of Hillside Drive and runs back 257.5 feet on the northeasterly line and 230.8 feet on the southwesterly line to a dead line, measuring 82.2 feet thereon.

Being all the property conveyed to the said Robert H. Barnes and wife, Lois G. Barnes, from Mary A. Gaylor, a widow, by deed of record in Book 3671, page 85, Register's Office for said county.

TRACT 2:

Being part of Lot No. 25 of Block 7 on the Plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for said County.

Said part of Lot No. 25 is described as follows: Beginning at a railroad spike in the southeasterly margin of Hillside Drive at the common front corner of Lots Nos. 24 and 25, and running thence in a southeasterly direction, along the line between said two lots, a distance of 84 feet; thence, at right angles to said line, in a northeasterly direction, a distance of 10 feet; thence, in a northwesterly direction, a distance of 84.5 feet to the beginning.

Being all the property conveyed to the said Robert H. Barnes and wife, Lois G. Barnes from Edith P. Elmore and Patty Lee Buchanan, by deed of record in Book 3672, page 45, Register's Office for said County.

Included in this conveyance are the Grantors' rights to the benefits of a subservient driveway easement affecting the foregoing described Tracts 1 and 2, same as of record in Book 3671, page 149, Register's Office for said County.

This instrument prepared based upon information provided by the parties.

This is improved property known as 2819 Hillside Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his successors, heirs and assigns forever. The Grantors covenant that they 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 by the

04/27/2001.30 - CHECK
4051

terms of (i) a Deed of Trust, executed on December 12, 1963, recorded in Book 3687, Page 543; (ii) a Deed of Trust executed on June 18, 1979, recorded in Book 5452, page 833; (iii) a Deed of Trust executed on December 15, 1980, recorded in Book 5693, page 158; (iv) such other instruments affecting the subject property as may appear of record, including but not limited to restrictions of record in Book 1149, page 116 and a sewer easement of record in Book 1943, page 446; and (v) unpaid taxes not due. All references here to instruments of record are to documents located in the Register's Office for Davidson County, Tennessee. The Grantors further covenant and bind themselves and their successors, heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed, on this the 10th day of MARCH, 1982.

Robert H. Barnes
ROBERT H. BARNES

Lois G. Barnes
LOIS G. BARNES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Stephen D. Barnes
Affiant

Sworn to and subscribed before me,
this the 10th day of March, 1982.

Vicki E. Miles
Notary Public

My commission expires:
January 22, 1984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me Vicki E. Miles, a Notary Public of the State and County aforesaid, personally appeared Robert H. Barnes and wife, Lois G. Barnes, the within named Grantors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained, by signing their names hereto.

Witness my hand and official seal, at my office in Nashville, Tennessee, this 10th day of March, 1982.

Vicki E. Miles
Notary Public

My commission expires:
Jan. 22 1984

G 88829
IDENTIF. REFERENCE
APR 27 2 43 PM '82
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
RUSH

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

RECEIVED OF _____

FOR _____

BOOK 5877 PAGE 720

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
			75000.00- CO	
			195.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	201.50-
4051	A	04/27/82	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 8. 8 2 9

IDENTIF. REFERENCE

APR 27 2 43 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 878110