FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

James L. Barnes, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 1983

Notary Public

MY COMMISSION EXPIRES: 10/20/85
(AFFIX SEAL)

BOOK 6066 PAGE 633

THIS INSTRUMENT WAS PREPARED BY
Donald Arkovitz, Attorney, 332 White Bridge Road, Nashville, TN 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Barnes, Jr. (NAME)	James L. Barnes, Jr. (NAME)	Map 91-14
306 Osceola Avenue (STREET ADDRESS OR ROUTE NUMBER)	611 Galaxie Avenue (STREET ADDRESS)	Parcel 144
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	08DA-46310

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, David Eugene Prince

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Barnes, Jr., individually & unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING the northwesterly part of Lot No. 18 on the Map of C. C. Vernon Farms, as of record in Book 161, Page 164, Register's Office for said County, more particularly described according to a survey made by Norris H. Hickerson, Engineer, July 29, 1954, as follows:

BEGINNING at an iron pin in the easterly margin of Osceola Avenue, said iron pin being located 230.7 feet from the northeasterly intersection of Lennox Street and Osceola Avenue; thence with the easterly margin of Osceola Avenue, North 14 deg. West 53.3 feet to an iron pin in the southerly margin of a 16 foot alley; thence with the southerly margin of said 16 foot alley, 35.5 feet to a cross on a rock, said point being the northwesterly corner of E. H. Soapes' property, of record in Book 1392, Page 208, said Register's Office; running thence with said Soapes' line south 20 deg. east 52 feet to a stake, said stake being located north 20 deg. west 225 feet from the northerly margin of Lenox Street; thence south 69 deg. 15' west 41.5 feet to an iron pin in the easterly margin of Osceola Avenue, the point of beginning.

BEING the same property conveyed to David Eugene Prince by Quitclaim Deed from Mary Louise Putnam and John Leslie Barnes (Deceased), of record in Book 6054, page 355, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 306 Osceola Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 27th day of May, 1983

(David Eugene Prince)

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Eugene Prince

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 19 83

Commission expires 10/20/85

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
David Eugene Prince

TO
James L. Barnes, Jr.,
Individually & Unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

H5.1085

IDENTIF. REFERENCE

JUN 1 8 01 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WILSON

OFFICIAL RECEIPT

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

RECEIVED OF _____

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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

10000.00- CO
26.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 32.50-
1469A06/01/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H5 1085

IDENTIF. REFERENCE

JUN 1 8 01 AM '83

FELIX Z. WILSON IX REGISTER
DAVIDSON COUNTY, TN

No. 952835