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

BOOK 6093 PAGE 823

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
John D. Barnes and wife Sallye Barnes (NAME)	First Tennessee Bank N.A. Memphis (NAME)	91-2-324
5407 California Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 474 (STREET ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	

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

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

We, Phillip M. Denning and wife, Deborah L. Denning

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

certain real estate in Davidson County, Tennessee, as follows: the Grantees herein, their (successors), heirs and assigns.

Land in Davidson County, Tennessee, being Lots Nos. 1314 and 1316 of Block 45, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1314 and 1316 front together 50 feet on the southerly side of California Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Phillip M. Denning and wife, Deborah L. Denning by deed from Mark A. Kelley and wife, Janice K. Kelley of record in Book 5527. page 663, Register's Office for Davidson County, Tennessee.

As part of the aforesaid consideration, grantee assumes and agrees to pay the indebtedness secured by Deed of Trust of record in Book 5527, page 663, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,162.66

Subscribed and sworn to before me, this the 11th day of July, 1983

Affiant John D. Barnes

My commission expires 10-12-86 (Affix Seal)

Notary Public

unimproved
This is improved property known as 5407 California Avenue, Nashville, Tennessee 37209
(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 1983 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 11th day of July, 1983, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CHECK

07/13 66.80

Phillip M. Denning

Deborah L. Denning

1287

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John B. Duncan, a Notary Public in and for said County and State, Phillip M. Denning and wife, Deborah L. Denning

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 21st day of July, 1983

John B. Duncan Notary Public

Commission expires 10-18-86

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
Phillip M. Denning and wife,
Deborah L. Denning

TO

John D. Barnes and wife,
Sallye Barnes

Return to Duncan Rowlett
4 Doubletree Pk

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
JUL 19 10 49 AM '83

IDENTIF. REFERENCE

H 5 9 3 7

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6093 PAGE 825

FOR _____

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
			23162.66- CO	
			60.32 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	66.82-
			1287A07/13/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5.9 9 3 7

IDENTIF. REFERENCE

JUL 13 10 48 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 963041