BOOK 6480 PAGE 399

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,647.09

Patrick S. Coode
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 19 85

Notary Public

MY COMMISSION EXPIRES July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Patrick S. Coode (NAME)	Fleet Mortgage Corporation (NAME)	MAP 85-8
144 Spring Valley Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 542 (STREET ADDRESS)	PARCEL 116
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Milwaukee, WI 53201 (CITY) (STATE) (ZIP)	3DZ-16500

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, Thomas W. Barnes, Jr. and wife, Marsha Barnes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick S. Coode and wife, Joan B. Coode

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:

LAND in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 109 on the plan of part of Bluefields, of record in Book 843, page 34, Register's Office for said County, and more fully described according to a survey made February 9, 1959, by M. F. Hime, Surveyor, as follows:

BEGINNING at an iron pin in the southerly margin of Spring Valley Road at the northeasterly corner of that part of Lot No. 109 conveyed to Charles L. Claunch, Jr., et ux, by deed from Ervin M. Entrekin, Trustee, of record in Book 4050, page 786, said Register's Office; thence, with Claunch's easterly property line, South 5 degrees West 356 feet to an iron pin in the northerly line of the property conveyed to Simon J. Dickerson, et ux, by deed from Billy C. Donnell, et ux, of record in Book 4135, page 374, said Register's Office; thence, with Dickerson's northerly property line, South 89 degrees 35 minutes East 89.3 feet to an iron pin at the southwesterly corner of the property conveyed to Gustavo Palacio, et ux, by deed from Layton Walls, et ux, of record in Book 4588, page 310, said Register's Office; thence, with Palacio's westerly property northwardly 363 feet to an iron pin in the southerly margin of Spring Valley Road; thence, with said margin of Spring Valley Road westwardly 112.5 feet to the point of beginning.

Being the same property conveyed to Thomas W. Barnes, Jr. and wife, Marsha Barnes by deed from Marvin R. Jarvis and wife, Helen G. Jarvis, of record in Book 5308, page 926, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of

CHECK
unimproved ( )
This is improved (XX) property, known as 144 Spring Valley Road, Nashville, TN 37214
(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 seised 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 our hands this 18th day of January, 19 85

Marsha Barnes
Marsha Barnes

Thomas W. Barnes, Jr.

3945

BOOK 6480 PAGE 400

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas W. Barnes, Jr. and wife, Marsha Barnes

the bargainors, 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 18th day of January 1985

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE }

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 (his oath / their several oaths) acknowledged (himself / themselves) 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 _____ this _____ day of _____, 19____.

My commission expires _____

Notary Public

FILED JAN 22 1985 11 AM
DAVIDSON COUNTY, TN
REGISTER

IDENTIFICATION REFERENCE

1.7.8.7.8.4.

WARRANTY DEED

FROM
Thomas W. Barnes, Jr.
Marsha Barnes

TO
Patrick S. Coode
Joan B. Coode

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

CONTINUATION OF LEGAL DESCRIPTION

this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5308, page 928, of the Register's Office for Davidson County, Tennessee, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees herein.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

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

RECEIVED OF _____

FOR _____

BOOK 6480 PAGE 401

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
			77647.09-	CAMT.
			201.76	CSTAX.
			.50	PRFEE
			6.00	WDEED
				CHECK 208.26-
			6945A01/24/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 8 7 8 4

IDENTIF. REFERENCE

JAN 24 11 46 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 103499