THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

Bert S

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Joseph A. Barnes 5006 Churchill Drive Nashville, TN 37211	The Lomas and Nettleton Company 4460 Corporation Lane Virginia Beach, VA 23462	MAP 147-9 PARCEL 11 6DU-31465

WARRANTY DEED BOOK 6537 PAGE 540

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jim Sherrod, Executor of the Estate of Charles Patrick Clardy (also known as Charles P. Clardy)* hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joseph A. Barnes and wife, Mary Collier Barnes hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 56 on the plan of Crievewood, of record in Book 2331, page 99, Register's Office for said County.

SAID Lot No. 56 fronts 75 feet on the easterly margin of Churchill Drive and extends back 182.7 feet on the northerly line and 196.5 feet on the southerly line to a dead line in the rear, measuring 95.6 feet thereon.

BEING the same property conveyed to Charles Patrick Clardy and wife, Patricia Clardy by deed from Patrick Wells Gentry and wife, Barbara R. Gentry, of record in Book 4554, page 939, said Register's Office. Charles Patrick Clardy and Patricia Clardy have since been divorced by final decree in the fourth circuit court for said County in Minute Book 130A, page 820. Patricia Clardy Wilson and husband, Don W. Wilson subsequently conveyed their interest in said property to Charles Patrick Clardy by Quitclaim Deed of record in Book 6294, page 223, said Register's Office. Charles Patrick Clardy has since died and devised said property to Michael Ray Clardy and Tricia Denise Clardy by Will of record in Will Book 149, page 290, Probate Court for said County.

The property herein conveyed is subject to restrictive covenants of record in Book 2491, page 278, said Register's Office, and to the matters set forth in the above referenced plan of record.

*as authorized by Court Order filed on March 3, 1985, in Minute Book 297, page 59, Probate Court Clerk's Office, a certified copy of which is attached hereto.

This is (un)improved property, known as 5006 Churchill Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 17th day of April, 19 85.

Jim Sherrod, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of April, 19 85, before me personally appeared Jim Sherrod, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 63,000.00.

Joseph A. Barnes
Affiant

Subscribed and sworn to before me, this the 17th day of April, 19 85.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
JIM SHERROD, EXECUTOR

to:
JOSEPH A. BARNES AND
WIFE, MARY COLLIER BARNES

RETURN TO BOX 8 jcb

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23424

ENTERED 4-1-85

BY

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

BOOK 537 PAGE 542

JIM SHERROD, Executor of the Estate of Charles P. Clardy, and MICHAEL RAY CLARDY,

Petitioners,

vs.

TRICIA DENISE CLARDY, a minor, and her conservator, PATRICIA S. WILSON,

Defendants.

M.B. 297-59

No. 75636

ORDER

This cause came on for hearing before the Honorable James R. Everett, Jr., Probate Judge, on the 1st day of March, 1985, at 9 a.m. upon the motion of the Executor to approve a contract of sale. Following statements of counsel for the Executor, examination of the appraisal of Joseph D. Kitchell, review of the contract of sale between the Executor and Joseph A. Barnes and wife, Mary C. Barnes, statement of the guardian ad litem that the sale was in the best interest of the minor defendant, and that the personal assets of the estate are insufficient to pay the deceased's debts, the court determines that the motion to approve the contract of sale is well taken.

It is therefore ORDERED, ADJUDGED, and DECREED by the court that the contract of sale between the estate of Charles Patrick Clardy and Joseph A. Barnes and wife, Mary C. Barnes, is approved by the court and Jim Sherrod, Executor, is authorized to consummate the sale. All other matters are reserved by the court.

James R. Everett, Jr., Judge

APPROVED FOR ENTRY:

Fred E. Cowden, Jr.
Attorney for the Executor
323 Union Street
Nashville, TN 37201
615/255-7496

Patricia R. Young by F.E. Cowden, Jr.
Patricia R. Young
Guardian Ad Litem for Tricia Denise Clardy
174 Third Avenue, North, Suite 1601
Nashville, TN 37201
615/244-8630

FELIX A. WILSON JR. REGISTER
APR 19 3 26 PM '85
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

I 9 8 0 5 1

BILL McPHERSON
COUNTY CLERK
244-1000

Davidson County

STATE OF TENNESSEE, DAVIDSON COUNTY

I, BILL McPHERSON, Clerk of the Probate Court of Davidson County, State aforesaid, do certify that the foregoing is a full, true and complete copy of Order Approving sale of Real property, filed March 3, 1985 recorded in Minute Book 297 page 59

which remains of record on file in said office.

Given under my hand and official seal, at office, in Nashville, this 16th *day of* April, 19 85

Bill McPherson
Clerk of Probate Court.

Leeta W. Council
Deputy Clerk.

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

BOOK 6537 PAGE 543

RECEIVED OF _____

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

63000.00- CAMT.
163.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 173.30-
9782A04/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 8 0 5 1

IDENTIF. REFERENCE

APR 19 3 26 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126673