Box 120

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BGRE00051 09/30/85

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FRD)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Sydney Barnwell and wife Mary B. Barnwell 116 South 12th Street Nashville, Tennessee 37206	Same	83-9-243 Field Book #18W13910

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, John Richard Lodge, Jr. and wife Virginia T. Heise ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto Sydney Barnwell and wife Mary B. Barnwell ("Grantee"), their heirs, successors, and assigns, that certain real property in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 41 and 42 on the plan of East Edgefield Plan, of record in Book 21, page 147, Register's Office for said County.

Said property, which is a corner lot, fronts together 100 feet on the westerly margin of South 12th Street, formerly Pine Street, and fronts 170 feet on the southerly margin of Holly Street, formerly Elm Street, and extends back 170 feet on the southerly line and 100 feet on the westerly line, along an alley, to a point of intersection.

Being the same property conveyed to John Richard Lodge, Jr. and wife Virginia T. Heise, by deed from Mary Frech Seiner of record in Book 5470, page 296, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the following exceptions:

1. Taxes for the year 1986, a lien but not yet due and payable.

2. Applicable building and zoning laws, and all highway, roadway and utility easements.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantor further covenant and bind themselves, their heirs, representatives and successors to warrant and forever defend the title to the said real property to Grantee, their heirs, successors and assigns against the lawful claims of all persons, whomsoever except claims arising out of matters set forth above.

~~claims of all persons, whomsoever except claims arising out of matters set forth above.~~

Witness Grantor's hand this 15th day of October, 1985.

John Richard Lodge, Jr.

Virginia T. Heise

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, John Richard Lodge, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of October, 1985.

Jacqueline Orr Higgins
Notary Public

My Commission Expires:
August 7, 1988

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Virginia T. Heise, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of October, 1985.

Jacqueline Orr Higgins
Notary Public

My Commission Expires:
August 7, 1988

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $129,900.00.

Affiant

Sworn to and subscribed before me this 15th day of October, 1985.

Notary Public

My Commission Expires:

April 17 1988

4 4 7-8 6

IDENTIFICATION REFERENCE

Oct 16 11 18 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

129900.00- CAMT.
337.74 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 347.24-
6930A10/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION/REFERENCE 4 4 7 8 6

Oct 16 11 18 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 182399