Filed 4PM

BOOK 6777 PAGE 875

THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
M. Lee Barrett, Jr. 976 Murfreesboro Road Nashville, TN 37217	SAME	Map 148-8 Parcel 36

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, JOHN A. SPANN, III, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto M. LEE BARRETT, JR. ("Grantee") his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee (the "Property"), more particularly described on Exhibit "A" attached hereto and incorporated herein by reference ("Property").

This conveyance of the Property is made expressly subject to those matters set forth in Exhibit "A" as Title Exceptions.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 50,171.00.

M. Lee Barrett
Affiant

SUBSCRIBED AND SWORN to before me, this 4th day of February, 1986.

Notary Public

1-10-89
My Commission Expires

This is improved property known as 805 Hawaiian View Drive, Antioch, Tennessee.

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth in Exhibit "A."

Grantor further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to the Property of the Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Louise P. Spann, wife of John A. Spann, III, has joined in the execution of this instrument for the sole purpose of conveying the marital rights, if any, which she may have in the Property.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 4th day of February, 1986.

GRANTORS:

JOHN A. SPANN, III

LOUISE P. SPANN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, George R. Fusner Jr, a Notary Public of said County and State, JOHN A. SPANN, III, 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 4th day of February, 1986.

Notary Public

My Commission Expires: 1-10-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, George R. Fusner Jr, a Notary Public of said County and State, LOUISE P. SPANN, 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 4th day of February, 1986.

Notary Public

My Commission Expires: 1-10-87

EXHIBIT "A"

LEGAL DESCRIPTION

BEING Lot No. 82 on the Plan of Oakwood Terrace Subdivision, Section 1, which is of record in Book 4460, Pages 54 and 55, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

BEING the same property conveyed to John A. Spann, III, by Deed from J. Arthur Spann and wife, Lena L. Spann, of record in Book 6429, Page 715, Register's Office for Davidson County, Tennessee.

TITLE EXCEPTIONS

1. 1986 Metropolitan Nashville and Davidson County Real Property Taxes.

2. Deed of Trust, executed by Clarence L. Brown and wife, Deborah J. Brown, to Leon Sharber and Phillip E. Hill, Trustees, of record in Book 5427, Page 29, Register's Office for Davidson County, Tennessee, to secure The Kissell Company an indebtedness in the original principal amount of $42,500.00.

3. Restrictive covenants contained in an instrument of record in Book 4559, Page 72, Register's Office for Davidson County, Tennessee.

4. The Plan of record in Book 4460, Pages 54 and 55, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 30 ft. minimum building setback line from Hawaiian View Drive, and a 10 ft. easement for public utility and drainage purposes along the rear line of said lot.

7.4297

IDENTIFICATION REFERENCE

FEB 5 2 45 PM '86

ELAZ WILSON REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6777 PAGE 878

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
			50171.01- CAMT.	
			130.52 CSTAX	
			.50 PRFEE	
			5.00 WDEED	
			CHECK 140.02-	
			2477A02/05/86 CAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

297

7.4

IDENTIFICATION REFERENCE

FEB 5 2 05 PM '86

FELIX Z. WILSON IX REGISTER
DAVIDSON COUNTY, TN

No. 217077