BOOK 7153 PAGE 291

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: 86,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 1987.

Notary Public

MY COMMISSION EXPIRES: 12-28-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 VULTEE BOULEVARD - NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Fryer (NAME)	CityFed Mortgage Company (NAME)	MAP 149-2-A
633 Piccadilly Row (ADDRESS)	125 Belmont Drive (ADDRESS)	PARCEL 47
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	2D-74499

FOR AND 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, Millard E. Barron and wife, Kimberly M. Barron

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Fryer, unmarried

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 Davidson County, Tennessee, Being Lot No. 47 on the Plan of Piccadilly Square, Phase I, as of record in Book 5200, pages 720, 721 and 722, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Millard E. Barron and wife, Kimberly M. Barron by deed from Al Abutrab and wife, Bertie Abutrab of record in Book 6833, page 757, Register's Office Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

9:9 1:5 8:

IDENTIFI REFERENCE

MAR 3 8 41 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 633 Piccadilly Row, Antioch, Tennessee 37013
(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 seized 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 27th day of February, 19 87

Millard E. Barron BY POWER-OF-ATTORNEY
Millard E. Barron

Kimberly M. Barron BY POWER-OF-ATTORNEY
Kimberly M. Barron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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On this the 27th day of February, 19 87, before me personally appeared Kurt J. Steckel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Millard E. Barron etux, Kimberly M., and who acknowledged that he executed the same as the free act and deed of the said Millard E. Barron etux, Kimberly M. Barron, by virtue of that Power of Attorney, duly executed by the said Millard E. Barron etux, Kimberly M. Barron and appearing of record in Book _____, page _____, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at 1187 Vultee Boulevard, this 27th day of February, 19 87.

My commission expires: 2-18-87

Notary Public

and _____ being authorized so to do, execute 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 _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Millard E. Barron and wife, Kimberly M. Barron

TO
James A. Fryer, unmarried

RETURN TO:
CUMBERLAND TITLE COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CC 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

8600.00- CONT.
240.00 STTAX
.50 PRFEE
6.00 MTGTX
CHECK 247.30-
0538A08/03/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:9:1:5:8:

IDENTIFIT REFERENCE

MAR 3 8 41 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 51773