Box 2C

BOOK 7155 PAGE 765

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 45000.00

Subscribed and sworn to before me, this the 27 day of February, 19 87

Affiant Mitchell Scott Karnes

My commission expires 3-16-87 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Mitchell S. Karnes	BarclaysAmerican/Mortgage Corporation
210 Perlen Drive (STREET ADDRESS)	5032 Parkway Plaza Blvd., Bldg. 8 (STREET ADDRESS)
Nashville, Tennessee 37206 (CITY STATE ZIP)	Charlotte, North Carolina 28210 (CITY STATE ZIP)

MAP & PARCEL NO. 083-11-0 167.00 15DA 55616

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Robert H. Dean and wife, Mary F. Dean

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Mitchell S. Karnes, unmarried, and Natalie L. Sewell, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 57 on the Plan of Section 3, Fortland Park, of record in Plat Book 2900 at page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert H. Dean and wife, Mary F. Dean by deed recorded in Book 5811 at page 959, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

9.9.8 9 8:

IDENTIFICATION REFERENCE

MAR 4 9 20 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

03/04 132.50

7337

THIS IS _____ IMPROVED PROPERTY KNOWN AS 210 Perlen Drive, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 27 day of February, 19 87

Robert H. Dean

Mary F. Dean

State of Tennessee
County of Davidson

On this 27 day of February, 19 87, before me personally appeared Robert H. Dean and wife, Mary F. Dean to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

3-16-87

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

State of Tennessee
County of _____

On this _____ day of _____, 19 _____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

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	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

[illegible] CK 132.50-

[illegible] BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.9.8.9.8.

IDENTIFI REFERENCE

MAR 4 9 20 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.52561