WARRANTY DEED

PREPARED BY: Nal

CURTIS M. LINCOLN
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner.

The actual consideration or ~~value~~, whichever is greater for this transfer is $104,389.33.

Affiant

SWORN to and subscribed before me on this the 25 day of May, 1988.

NOTARY PUBLIC

My Commission Expires: 8-12-89

MORTGAGEE:

METROPOLITAN FEDERAL
P. O. Box 995
Nashville, TN 37202-9990

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
LARRY BARGE	Mortgagee	75-8
684 Dutchmans Dr.		Par 274 Is
Hermitage, Tenn 37076		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, NEVIN H. DOWNS and wife, MYRTIANNE DOWNS, hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto LARRY BARGE and wife, MARILYN E. BARGE, hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND located in Davidson County, Tennessee and being Lots Nos. 9A and 9B on the Plan of Hunter's Hill, Section 1, of record in Plat Book 5800, Page 350, as amended in Plat Book 6250, Page 625, Register's Office for Davidson County, TN.

BEING a portion of the same property conveyed to NEVIN H. DOWNS by Quitclaim Deed from REXFORD T. LEATHERWOOD and wife, DONNA J. LEATHERWOOD of record in Book 7081, Page 343, Register's Office for Davidson County, TN.

TYhe said MYRTIANNE DOWNS joins in this conveyance to convey any marital or other rights she may have in said property by reason of her marriage to the said NEVIN H. DOWNS.

As part of the consideration for this conveyance, the Grantees assume and agree to pay the balance owing on a note in the original principal amount of $104,389.33, payable to AMERICAN TRUST SAVINGS BANK (now METROPOLITAN FEDERAL) and secured by a Deed of Trust executed by REXFORD T. LEATHERWOOD and wife, DONNA J. LEATHERWOOD and of record in Book 6798, Page 299, Register's Office for Davidson County, Tennessee.

This is improved property known as 684 and 686 Dutchman's Drive, Hermitage, TN 37076..

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 23rd day of May, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Nevin H. Downs
NEVIN H. DOWNS

Myrtianne Downs
MYRTIANNE DOWNS

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, NEVIN H. DOWNS and wife, MYRTIANNE DOWNS, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WITNESS my hand and official seal at Hendersonville, TN, this the 23 day of May, 1988.

Curtis M Lincoln
NOTARY PUBLIC

My Commission Expires: 8-12-89

8909 06/22 0101 03CHECK 298.82

43028

IDENTIFICATION REFERENCE

JUN 22 3 20 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

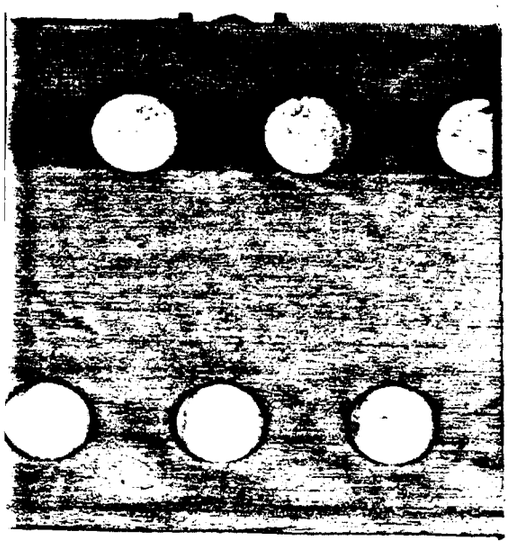
OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

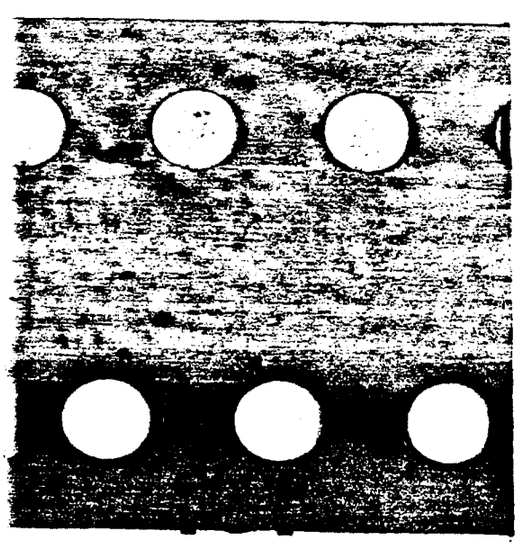
BOOK 7580 PAGE 811



CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT
				104389.33
				CON TX 292.32
				PRFEE 0.50
				WDEED 6.00
				TOTAL 298.82
				CHECK 298.82
06/22/88	01			15:23 0001 8909

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



43028

IDENTIFICATION REFERENCE

JUN 22 3 20 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105698