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WARRANTY DEED

41

FROM: Stephen T. Church and wife, Susan O. Church, Grantor

TO: Ronald M. Barton and wife, Marilyn M. Barton, Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

5308 Cherry Blossom Trail
Nashville, TN 37215

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Same

Map 145-14
Parcel 64

Field Book Numbers

23633

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Seventy-Five Thousand Dollars ($375,000).

Ronald M. Barton
Affiant

SUBSCRIBED AND SWORN TO before me, this the 8th day of August, 1988.

Notary Public

My Commission Expires: 5-20-92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION OF the sum of Three Hundred Seventy-Five Thousand Dollars ($375,000), the receipt and sufficiency of which are hereby acknowledged, Stephen T. Church and wife, Susan O. Church, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Ronald M. Barton and wife, Marilyn M. Barton, Grantees, their heirs, successors, 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. 7 on the Plat of Tyne Valley Estates, Section 15, Revised, of record in Book 5200, page 297, Register's Office for said county.
>
> Being the same property conveyed to Grantors by deed from W. P. Russell, Jr. and wife, Lynne M. Russell, of record in Book 6225, page 278, said Register's Office.

This is improved property, known as 5308 Cherry Blossom Trail, Nashville, Tennessee 37215.

This conveyance is expressly made subject to the following:

1. The lien for 1988 taxes, not yet due and payable.

2. Restrictive covenants contained in an instrument of record in Book 5510, page 503, Register's Office for said County, made applicable by deed of record in Book 5679, page 67.

3. The Plan of record in Book 5200, page 297, said Register's Office shows an owner's certificate, a note stating the minimum building setback line will be set by the City of Forest Hills, and a 10-foot easement for public utility and drainage purposes along the westerly and rear line of said lot and certain notes, a 2.5 X 25 foot utility anchor easement located on the southwest corner of said lot.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 8th day of August, 1988.

Stephen T. Church
STEPHEN T. CHURCH

Susan O. Church
SUSAN O. CHURCH, by and through her attorney-in-fact, Stephen T. Church
By: Stephen T. Church

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lucy H. Moore, a Notary Public of said County and State, STEPHEN T. CHURCH, 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 8th day of August, 1988.

Lucy H. Moore
Notary Public

My Commission Expires: 5-20-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this day of 8th day of August, 1988, before me personally appeared, STEPHEN T. CHURCH, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on the behalf of SUSAN O. CHURCH and who acknowledged that he executed the same as the free act and deed of said SUSAN O. CHURH.

Witness my hand, at Office, this 8th day of August, 1988.

Lucy H. Moore
Notary Public

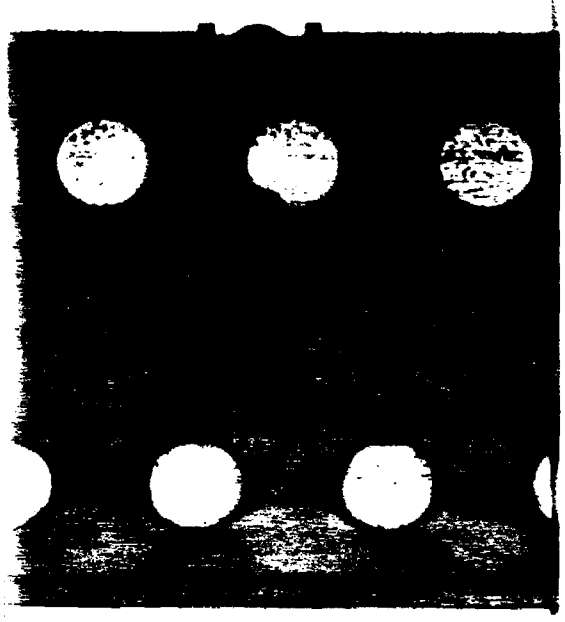
My Commission Expires: 5-20-92

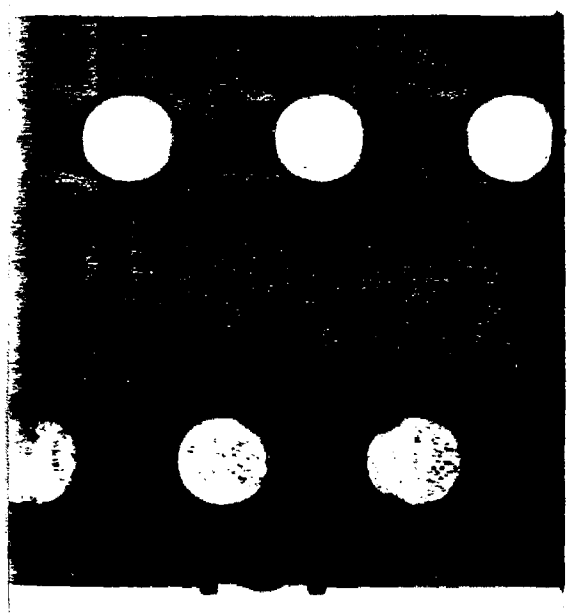
5721.0

IDENTIFICATION REFERENCE

AUG 9 2 57 PM '88

1355J/07-29-88





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 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
375000.00
CON TX 1237.50
PRFEE 0.50
MISC 9.00
TOTAL 1247.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1247.00
08/09/88 01 1245 0001 5300

57210

IDENTIFICATION REFERENCE

AUG 9 2 57 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 121873