file box 8/jcb

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
James Don Barnes
2407 Sunset Place
Nashville, TN 37212

MORTGAGEE:
Leader Federal Mortgage, Inc.

P.O. Box 275
Memphis, TN 38101-0275

MAP-PARCEL NUMBERS:
MAP 104-15
PARCEL 241
24W-9745

BOOK 7686 PAGE 800

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jane Hunter Mossy, now known as Jane Hunter Mossy Condrey and husband, Lee F. Condrey hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James Don Barnes and wife, Betty Jean Barnes hereinafter called the Grantee, Grantee's 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. 33 on the plan of Linden Place, of record in Book 547, pages 121 and 122, Register's Office for said County.

SAID Lot No. 33, a corner lot, fronts 68.0 feet on the southerly margin of Sunset Place, formerly, Linden Place, and extends back 174.0 feet on the easterly line and 179.0 feet on the westerly line along the easterly margin of 25th Avenue South, formerly, Fuller Avenue, to a dead line in the rear, measuring 68.0 feet thereon.

BEING the same property conveyed to Jane Hunter Mossy, an unmarried female by deed from Gail I. arsen, an unmarried female, of record in Book 6351, page 245, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is executed on behalf of Lee F. Condrey by Jane Mossy Condrey as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

The affidavit of said Attorney in Fact is attached as Exhibit "A" to this deed and incorporated herein by reference.

This is (~~un~~)improved property, known as 2407 Sunset Place, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 25th day of October, 1988.

Lee F. Condrey
Lee F. Condrey
BY: Jane Mossy Condrey, Attorney in Fact

Jane Hunter Mossy Condrey
Jane Hunter Mossy Condrey

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of October, 1988, before me personally appeared ~~Jane~~ Hunter Mossy Condrey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that ~~he~~ executed the same as her free act and deed.

My Commission Expires: 9-26-92

Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 115,000.00.

Betty Jean Barnes
Affiant

Subscribed and sworn to before me, this the 25th day of October, 1988.

My Commission Expires: 9-16-92 _____
Notary Public

WILKINS JR. JESS PERCY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane Mossy Condrey, 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 on behalf of Lee F. Condrey as his Attorney in Fact as the free act and deed of the within named Lee F. Condrey.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of October, 1988.

_____
NOTARY PUBLIC

WILKINS JR. JESS PERCY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 9-16-92

WARRANTY DEED
Jane Hunter Mossy Condrey
from:

James Don Barnes and wife, Betty Jean Barnes
to:

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

EXHIBIT "A"

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7686 PAGE 802

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Jane Hunter Mosley Condrey
Affiant

Sworn to and subscribed before me this 25th day of October, 19 88.

Notary Public

PERCY GILKINS NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires: 9-26-92

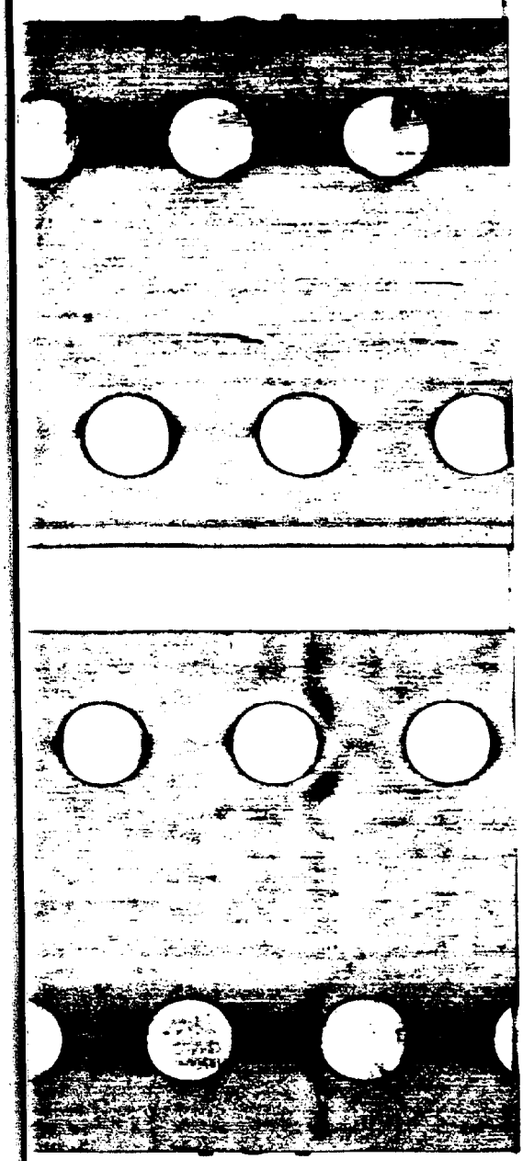
0986 10/26 0101 03CHECK 389.00

7.9.7.4.9.

IDENTIFICATION REFERENCE

88 OCT 26 10 15 AM

FELIX Z WILSON II REGISTER DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7686 PAGE 803

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 115000.00
CON TX 379.50
PRFEE 0.50
WDEED 9.00
TOTAL 389.00
CHECK 389.00

10/26/88 01 10:18 0001 0986

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9 7.4 6

IDENTIF. REFERENCE

OCT 26 10 15 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 147730