BOOK 5 PAGE 3 0

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 89

Notary Public

MY COMMISSION EXPIRES: 11-12-89

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBER
Hugh D. Johnson, Jr.	Sovran Mortgage Corporation	103-7-43
(NAME)	(NAME)	
5420 Oakmont Circle	1512 Willow Lawn Drive	08DA 56360
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	Richmond, VA 23230-3479	
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Tommy Lee Barnes and wife, Kathleen Barnes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hugh D. Johnson, Jr. and Miranda Fensterwald, Both Unmarried, as Joint Tenants with Right of Survivorship

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. 38 on the plan of Section One, Richland Meadows, of record in Book 2083, page 40, Register's Office for said County, and being more particularly described according to a survey by John B. Kohl, III, dated January 16, 1989, as follows:

SAID Lot No. 38 fronts 50 feet on the northerly margin of Oakmont Circle and extends back 171.5 feet on the easterly line, passing a witness line at 138.0 feet, and 201.31 feet on the westerly line, passing a witness line at 161.31 feet, to the center of Richland Creek and being 82.5 feet along the rear line.

Being the same property conveyed to Boyd Lee Barnes and wife, Ruth G. Barnes by deed from Fred A. McGill, Sr. and wife, Georgie C. McGill of record in Book 4934, page 537, Register's Office for Davidson County, Tennessee. Boyd Lee Barnes and wife, Ruth G. Barnes having since conveyed their interest in said property to Tommy Lee Barnes and wife, Kathleen Barnes by Quitclaim Deed of record in Book 6472, page 872, said Register's Office.

The property herein conveyed is subject to restrictive covenants of record in Book 2152, page 121, and in Book 2195, page 256, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is to certify that Tommy Lee Barnes and Tommy Barnes are one and the same person.

This is unimproved ( ) improved (XX) property, know as 5420 Oakmont Circle, Nashville, TN 37209
(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 convenant 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 their hands this 31st day of January, 19 89

Tommy Lee Barnes

Tommy Lee Barnes

Kathleen Barnes

Kathleen Barnes

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tommy Lee Barnes and wife, Kathleen Barnes

the bargainor s, with whom I am personally acquainted, * and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1989.

Commission expires 11-12-89

Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
Tommy Lee Barnes and wife,
Kathleen Barnes

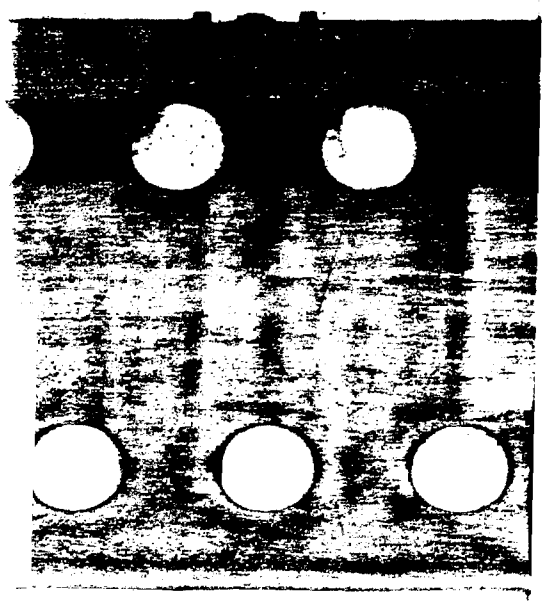
TO
Hugh D. Johnson, Jr. and
Miranda Fensterwald, Both

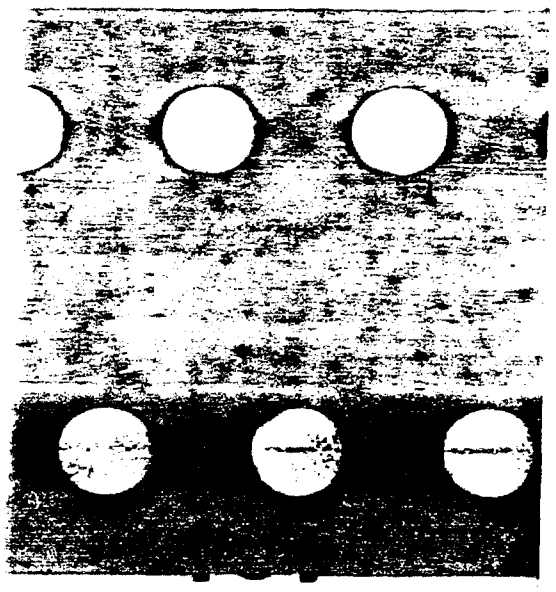
I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

0 6 4 6 9

FEB 3 9 57 AM '89

4217 02/03 0101 03CHECK 216.05





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	63500.00
CON TX	209.55
PRFEE	0.50
WDEED	6.00
TOTAL	216.05
CHECK	216.05

02/03/89 01 09:59 0001 4217

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06469

PRESENTED FOR REGISTRATION

FEB 3 9 57 AM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 178723