BOOK

[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
[Frank Mosley, Jr., et ux.	BoWest Mortgage Corp.	Map and Parcel
[1425 Market Square	ATTN: Tax Department	86-07-160
[Hermitage, TN 37076	3300 N. Torrey Pines Ct.	
[	LaJolla CA 92037-1021	
[		

[This instrument prepared by: Cindy S. Smith, Attorney at Law,
[2525 Lebanon Road, Nashville, Tennessee 37214

7485 07/21 0101 03CHECK 322.48

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Malcolm L. Barineau and wife, Toni Jane Barineau,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Mark Frank Mosley, Jr., and wife, Jenise L. Mosley,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 228 on the Plan of Jackson's Retreat, Phase V-B of record in Book 6250, Page 851, and Book 6250, Page 905, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Malcolm L. Barineau and wife, Toni Jane Barineau, by deed from Susan E. Long, unmarried, of record in Book 7719, Page 699, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1425 Market Street, Hermitage, Tennessee 37076.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantees of two indebtednesses secured by two Deeds of Trust of record in Book 7277, Page 816, and Book 7719, Page 702, said Register's office.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of Record in Book 6250, Page 905, said Register's Office and all matters therein; (2) Property Tax lien for the current year, such taxes having been prorated and the payment of taxes having been assumed by the Grantees; (3) Restrictive Covenants of record in Book 6482, Page 679, said Register's Office; (4) Deed of Trust of record in Book 7277, Page 816, said Register's Office; (5) Deed of Trust of record in Book 7719, Page 702, said Register's Office; (6) Any and all zoning regulations, building restrictions, setback lines, easements of record and rights-of-way for public utilities of record.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this transfer is $95,614.61.
[
[Affiant
[Subscribed and sworn to before me this 20th day of July, 1989.
[
[Notary Public
[My Commission Expires 11/12/90

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 20th day of July, 1989.

5108.8.

IDENTIFICATION REFERENCE

Jul 21 10 26 AM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Malcolm L. Barineau / POA

Malcolm L. Barineau

BY: Toni J. Barineau as attorney in fact under power of attorney dated July 19, 1989, and recorded simultaneously herewith

Toni Jane Barineau

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Cindy S. Smith, Notary Public in and for said County and State, the within named Toni Jane Barineau, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 1989.

Cindy S. Smith
Notary Public
My Commission Expires: 11/15/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named Toni J. Barineau, with whom I am personally acquainted, or who proved to me on the basis or satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Malcolm L. Barineau, and is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 1989.

Cindy S. Smith
Notary Public
My

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

RECEIVED OF _____

FOR _____

BOOK 7894 PAGE 452

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 95614.61
				CON TX 315.48
				PRFEE 1.00
				MDEED 6.00
				TOTAL 322.48
				CHECK 322.48
07/21/89		01		10:27 0001 7485

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.10.8.

IDENTIFI REFERENCE

JUL 21 10 26 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 231129

