IDENTIF. REFERENCE

APR 23 2 30 PM '90

2 0 5 7 6

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

WARRANTY DEED

BOOK 8093 PAGE 944

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Johnny H. Barnes 2405 10th Avenue South Nashville, TN 37204	Sovran Mortgage Corp. 201 East Cary Street Richmond, Virginia 23219	Map # 118.01 Parcel # 185

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, ELYSABETH E. LACKEY, JOSEPH L. LACKEY, JR, Individually, and Executor of the estate of Joseph L. Lackey, Sr., BETTY L. WILSON, THOMAS B. LACKEY, DONALD EUGENE LACKEY, DIANNE LACKEY BENEDICT, JOHN EDWARD LACKEY, and FRANCES L. CLIPPARD, do hereby transfer and convey unto JOHNNY H. BARNES, UNMARRIED, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being part of an unnumbered Tract on the Plan of Montrose Place, as of record in Book 57, Page 93, Register's Office for said County.
>
> Said part of said Tract fronts 73 feet on the westerly side of 10th Avenue South, and runs back between parallel lines, along the northerly margin of an alley, 82 feet more or less to a dead line.
>
> Being the same property conveyed to Elysabeth E. Lackey by deed from Rosa W. Reeves, unmarried, of record in Book 4225, Page 416, said Register's Office, and vested in Joseph Lee Lackey and Elysabeth Enoch Lackey, as tenants in common, by Decree of the Circuit Court of Davidson County dated August 13, 1974, and of record in Minute Book 27-A, Page 690, of said Court. The interest of Joseph L. Lackey, Sr. (being the same person as Joseph Lee Lackey, now deceased, having died on August 11, 1986), was devised by his Will of record in Book 155, Page 684, in the Probate Court for Davidson County, Tennessee to Joseph L. Lackey, Jr., Betty Lackey Wilson, Thomas Blythe Lackey, Donald Enoch Lackey, John Edward Lackey, Dianne Lackey Benedict and Frances Lackey Clippard.

This land is improved property known as 2405 10th Avenue South, Nashville, Tennessee, 37204.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said JOHNNY H. BARNES, his heirs, successors and assigns forever.

The undersigned covenant with the said JOHNNY H. BARNES, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1990 which are prorated to the date of closing and assumed by the Grantee.

2. Matters set forth on the Plan of record in Book 57, Page 93, Register's Office for Davidson County, Tennessee.

The undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said JOHNNY H. BARNES, his heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 17th day of April, 1990.

Elysabeth E. Lackey
ELYSABETH E. LACKEY

J. L. Lackey, Jr.
JOSEPH L. LACKEY, JR., Individually, and Executor of the Estate of Joseph L. Lackey, Sr.

Betty L. Wilson
by Frances L. Clippard her atty. in fact
BETTY L. WILSON

Thomas B. Lackey
by Frances L. Clippard her atty. in fact
THOMAS B. LACKEY

Donald E. Lackey by Dianne L. Benedict, Trustee
DONALD ENOCH LACKEY,
By Dianne Lackey Benedict under the power and authority granted in the Last Will and Testament of Joseph L. Lackey, Sr. of record in Will Book 155, Page 684, Probate Court of Davidson County, Tennessee

Dianne L. Benedict
DIANNE LACKEY BENEDICT

John Edward Lackey
JOHN EDWARD LACKEY

Frances L. Clippard
FRANCES L. CLIPPARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L. Barnard, a Notary Public in and for said State and County, Joseph L. Lackey, Jr., individually and as Executor of the Estate of Joseph L. Lackey, Sr., the within named bargainor, 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 and official seal at Nashville, Tennessee this 17th day of April, 1990.

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 1/3/94

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L. Barnard, a Notary Public in and for said State and County, Elysabeth E. Lackey, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of April, 1990.

Elizabeth L. Barnard
NOTARY PUBLIC
My Commission Expires: 1/23/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L. Barnard a Notary Public in and for the County and State the within named FRANCES L. CLIPPARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she execued the within instrument on behalf of Betty L. Wilson, the bargainor, as her attorney-in-fact and as the free act and deed of the within named Betty L. Wilson.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 1990.

Elizabeth L. Barnard
NOTARY PUBLIC
My Commission Expires: 1/23/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L. Barnard, a Notary Public in and for the County and State the within named FRANCES L. CLIPPARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she execued the within instrument on behalf of Thomas B. Lackey, the bargainor, as his attorney-in-fact and as the free act and deed of the within named Thomas B. Lackey.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 1990.

Elizabeth L. Barnard
NOTARY PUBLIC
My Commission Expires: 1/23/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L. Barnard, a Notary Public in and for County and State the within named DIANNE LACKEY BENEDICT, 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 Donald Enoch Lackey, the bargainor, as his Trustee pursuant to the power and authority granted in the Last Will and Testament of Joseph L. Lackey, Sr. of record in Will Book 155, Page 684, Probate Court of Davidson County, Tennessee, and as the free act and deed of the within named Donald Enoch Lackey.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 1990.

Elizabeth L. Barnard
Notary Public
My Commission Expires: 1/23/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L. Barnard a Notary Public in and for said State and County, Dianne Lackey Benedict, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of April, 1990.

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 1/23/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L. Barnard, a Notary Public in and for said State and County, John Edward Lackey, the within named bargainor, 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 and official seal at Nashville, Tennessee this 17th day of April, 1990.

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 1/23/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L. Barnard, a Notary Public in and for said State and County, Frances L. Clippard, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of April, 1990.

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 1/23/94

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AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $41,450.00.

Johnny H Barnes
JOHNNY H. BARNES

Sworn to and subscribed before me this 17th day of April, 1990.

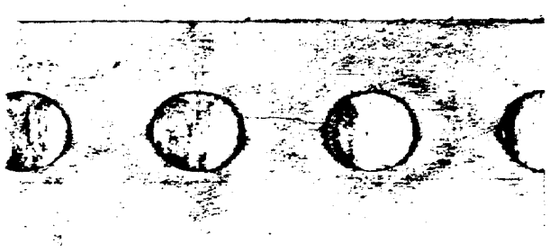
Elizabeth L. Barnard
NOTARY PUBLIC

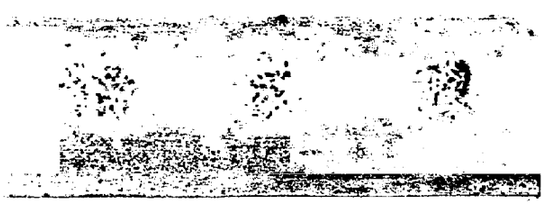
My Commission Expires: 1/23/94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3696 04/23 0101 03CHECK 152.62







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

RECEIVED OF _____

FOR _____

BOOK 8093 PAGE 949

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 41450.00
CON TX 136.62
PRFEE 1.00
WDEED 15.00
TOTAL 152.62
CHECK 152.62

04/23/90 01 14:37 0001 3696

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24976

IDENTIF. TREFERENCE

APR 23 2 38 PM '90

DAVIDSON COUNTY TENN.

No. 312773