FILE BOX 46

BOOK 8194 PAGE 529

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 58,500.00

Ronald L Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September 19 90

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 545 - NASHVILLE, TN 37203

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ronald L. Barnes	First Republic Mortgage	148-7-114.00
(NAME)	(NAME)	
125 Rader Drive	2090 Hewitt Avenue	5DU 17178
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Kettering, Ohio 45440	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Ruby M. McClellan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald L. Barnes, unmarried

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:

BEING Lot No. 860 on the Plan of Cherokee Hills, Section VIII, as of record in Book 3700, page 154 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby referred for a more particular description.

Being the same property conveyed to Ruby M. McClellan, unmarried by deed from Danny E. Hollis and wife, Gloria F. Hollis of record in Book 6122, page 859, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4198, page 609 and Book 4518, page 495, said Register's Office.

5679 4

IDENTIFICATION REFERENCE

SEP 12 3 07 PM '90

FELIX T. WILSON REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) / improved (xx) property, known as 125 Rader Drive, Antioch, TN 37013
(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 covenant 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 my hand this 10th day of September 19 90

Ruby M. McClellan

Ruby M. McClellan

BOOK 8194 PAGE 530

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruby M. McClellan, unmarried

the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Smyrna, Tennessee, this 10th day of September, 19 90

Commission expires My Commission Expires Nov. 21, 1992

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

WARRANTY DEED

FROM

Ruby M. McClellan, unmarried

TO

Ronald L. Barnes, unmarried

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, TN 37203

STEVEN G. WATERS
Attorney at Law

8261 09/12 0101 03CHECK 200.05

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8194 PAGE 531

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 58500.00
				CON TX 193.05
				PRFEE 1.00
				MDEED 6.00
				TOTAL 200.05
				CHECK 200.05
09/12/90	01			15:10 0001 8261

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 7 9 4

IDENTIFI REFERENCE

SEP 12 3 08 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 354918