File Box 29

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,548.93

Neal E Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 19 90

Ollie Mae Parsley
Notary Public Ollie Mae Parsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neal E. Barnes (NAME)	Fidelity Federal Savings and (NAME)	MAP 86-7
1040 Jackson Valley (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	PARCEL 41
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	TAX ID#4D-01137

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, Mary Beth Gardiner, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Neal E. Barnes

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, being Lot No. 25 on the Plan of Jackson's Retreat Phase 1, Section Two, as of record in Book 5200, page 335, said Register's Office.

Said Lot No. 25 fronts 42.0 feet on the southerly side of Jackson's Valley Road and runs back 238.41 feet on the westerly lot line and 210 on the easterly lot line to a line in the rear which measures 65.18 feet thereon.

BEING the same property conveyed to Mary Beth Gardiner by deed from Gary L. Beasley and wife, Bonnie C. Beasley, filed of record in Book 7415, page 152, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7415, page 155, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

This is unimproved (XX) improved ( ) property, known as 1040 Jackson Valley, Hermitage, TN 37076
(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 28th day of September, 19 90

~~Mary Beth Gardiner~~

Mary Beth Gardiner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Mary Beth Gardiner

(or proved to me on the basis of satisfactory evidence)

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 Nashville, Tennessee, this 28th day of September 19 90

Commission expires 5/8/91

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE }

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 _____

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

_____ Notary Public

6337 10/02 0101 03CHECK 239.65

WARRANTY DEED

FROM Mary Beth Gardiner

TO Neal E. Barnes

Return to:

PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

IDENTIF. REFERENCE

6 1 6 5 3

Oct 2 9 48 AM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 70548.93

CON TX	232.65
PRFEE	1.00
WDEED	6.00
TOTAL	239.65
CHECK	239.65

10/02/90 01 09:49 0001 6337

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 6 5 3

IDENTIF. REFERENCE

OCT 2 9 48 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 360627