THIS INSTRUMENT PREPARED BY:

ROBERT J. NOTESTINE, III, ATTORNEY AT LAW
104 WOODMONT BLVD., SUITE 501
NASHVILLE, TENNESSEE 37205

NEW OWNER:

VanBrackle-Wilson, a joint venture
612 Annex Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO:
NEW OWNER

BOOK 8241 PAGE 595

74170

IDENTIF. TREFERENCE

Nov 21 9 18 AM '96

DAVIDSON COUNTY TN.

MAP: 90-8
PARCEL: 78

WARRANTY DEED

FILED 11/21 0101 03CHECK 87.35

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I/We, Dorothy Mae Barnes, unmarried, the Grantor(s) have bargained and sold, and by these presents do hereby transfer and convey unto VanBrackle-Wilson, a joint venture, the Grantee(s), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

> Being Lot No. 68 on the subdivision of tracts 55 and 57 on the original West Nashville Annex Subdivision, of record in Book 322 page 24, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 68 fronts 50 feet on the easterly side of Annex Avenue and extends back between parallel lines 167.5 feet to an alley, or an unnamed street in the rear.
>
> Being the same property conveyed to Dorothy Mae Barnes, unmarried by Warranty Deed of record in Book 8199, Page 869, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing restrictions and easements of record.
>
> This is improved property commonly known as 612 Annex Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee(s), Grantee's successors and assigns, forever.

AND Grantor(s) do covenant with the said Grantee(s) that Grantor(s) 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 hereinabove.

AND Grantor(s) do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the property to the said Grantee(s), its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) have caused this Deed to be executed this 30th day of October, 1990.

Dorothy Mae Barnes

Dorothy Mae Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 1990, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Dorothy Mae Barnes, unmarried, , the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

My Commission Expires: 3-10-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 24500.00.

Affiant

Subscribed and sworn to before me this 30th day of October, 1990.

Notary Public

My Commission expires 3-10-91

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 24500.00
CON TX 80.85
PRFEE 1.00
WDEED 6.00
TOTAL 87.85

CHECK 87.85
11/21/90 01 09:17 0001 9186

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74170

IDENTIF. REFERENCE

Nov 21 9 18 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 375178