Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Dave Gober P. O. Box 70400 Nashville, TN 37207	83-10-257	Owner

This instrument prepared by: Boult, Cummings, Conners & Berry (ACB)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, CAROL M. BARACH, and husband, JOHN PAUL BARACH (the "Grantor"), have bargained and sold, and by these presents do transfer and convey to DAVE GOBER (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

This is improved property, known as 1705 Forrest Avenue, Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $38,000.00.

Dave Gober
Affiant

Subscribed and sworn to before me this 21st day of August, 1991.

Jacque L. Frazier
Notary Public
My Commission Expires: 5/28/95

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 21st day of August, 1991.

Carol M. Barach

John Paul Barach

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Personally appeared before me, Jacque I. Freeze, a Notary Public in and for said County and State, CAROL M. BARACH, and husband, JOHN PAUL BARACH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowleged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood Tennessee, this 21stth day of August, 1991.

Notary Public
My Commission Expires:
5/28/95

acbcmbdeed

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3 on the unrecorded Map showing the subdivision of Lot No. 82 on the Plan of Lockeland and described according to a copy of a survey thereof made by W. B. Southgate Surveyor, dated May, 1905, of record in Book 57, Page 135, Registers Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 52 feet on the northerly margin of Forrest Avenue, formerly Morrow Street, and extends back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Carol M. Barach and husband, John Paul Barach, by deed of record in Book 7651, page 783, said Registers Office.

41193

TENNESSEE

Aug 23 10 19 AM '91

MAIL ENV.

6079 08/23 0101 03CHECK 150.60

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

RECEIVED OF _____

FOR _____

BOOK 8426 PAGE 538

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	38000.00
			CON TX	140.60
			PRFEE	1.00
			WDEED	9.00
			TOTAL	150.60
			CHECK	150.60

08/23/91 01 10:19 0001 607

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41193

IDENTIFICATION REFERENCE

Aug 23 10 19 AM '91

No. 452585