BOOK 8600 PAGE 305

Send tax bills to:

WANDA FAYE BARRETT
1501 Debow St.
Old Hickory, TN 37138

This instrument prepared by:

MICHAEL W. FERRELL
Attorney at Law
3125 N. Mt. Juliet Rd.
P. O. Box 8
Mt. Juliet, TN 37122

Address of New Owner(s):

SAME

Map: _____
Group: _____
Parcel: _____

Improved: X
Unimproved: _____

WARRANTY DEED

THIS INDENTURE made and entered into on this the 13th day of April, 1992, by and between RICHARD A. BARRETT, hereinafter referred to as the GRANTOR, and WANDA FAYE BARRETT, hereinafter referred to as the GRANTEE.

WITNESS, That for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR has this day bargained and sold and by these presents does transfer and convey unto the said GRANTEE, her heirs and assigns, the following described tract or parcel of land, to-wit:

Land lying in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 201 and 207 on the Plan of Section "C", Village of Old Hickory, of record in Book 1424, Page 66, Register's Office for Davidson County, Tennessee, and also shown on a Revised Plan of certain lots in Section "C" and "D", Village of Old Hickory, as of record in Book 1835, Page 52, said Register's Office.

Said Lots Nos. 201 and 207 are described as beginning at a point in the easterly margin of Debow Street, at the common corner of Lots 207 and 208; thence with the margin of said Street northwardly 44.8 feet to the beginning of a curve; thence with said curve, northeastwardly 15.7 feet to a point in the southerly margin of Fifteenth Street; thence with the margin of said street eastwardly 112 feet to the beginning of a curve; thence with said curve southeastwardly 15.7 feet to a point in the westerly margin of Dodson Street, now a private road; thence with the margin of the same southwardly 44.8 feet to the common corner of Lots 201 and 202; thence westwardly along the line between lots

201 and 202, and continuing westwardly along the line between Lots 207 and 208, in all 131.9 feet to the easterly margin of Debow Street, the point of beginning.

Being the same property conveyed to Richard A. Barrett by instruments of record in Book 4532, Page 579, and Book 5470, Page 833, Register's Office for Davidson County, Tennessee.

Brenda Barrett does hereby join in this conveyance for the purpose of conveying all right, title, and interest which she may have in the above described property by reason of her marital relationship with Richard A. Barrett.

Said property is subject to an existing first mortgage indebtedness of record in Book 7878, Page 806, Register's Office for Davidson County, Tennessee. Grantee herein specifically does not assume such indebtedness rather the Promissory Note and Deed of Trust executed by Grantee in favor of Grantor simultaneously herewith shall "wrap" the said existing first mortgage.

In addition to the covenants and conditions otherwise stated in this Warranty Deed, it is further agreed as follows:

Grantor shall, within two (2) years from date of Deed, pay the following: a) the balance due on an indebtedness secured by financing statement of record in Book 8524, Page 963, Register's Office for Davidson County, Tennessee from Richard A. Barrett to Nashville Gas Company. Until paid in full, said indebtedness shall be kept current by Grantor, and he shall indemnify and hold Grantee harmless from payment of same; b) the cost of all materials necessary and proper to re-roof the dwelling on the property herein described; and c) the cost of new windows (not to include installation) at the dwelling on the property herein described.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEE, her heirs and assigns, forever; and the said GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple; has a good and lawful right to convey same, and that the same is unencumbered, except as otherwise stated herein.

THE GRANTOR further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this the day and date first above written.

Richard A. Barrett
RICHARD A. BARRETT

Brenda Barrett
BRENDA BARRETT

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named bargainors, RICHARD A. BARRETT and wife, BRENDA BARRETT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 13th day of April, 1992.

DENISE CARVER NOTARY PUBLIC AT LARGE

Denise Carver
Notary Public

My Commission Expires: 7-22-95

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $35,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 13th day of April, 1992.

DENISE CARVER NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 7-22-95

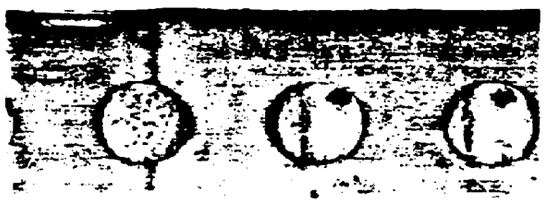
01294

IDENTIFICATION REFERENCE

APR 14 9 17 AM '92

DAVIDSON COUNTY, TN

0111 04/14 0101 03CHECK 139.50



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 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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 9.00
TOTAL 139.50
CHECK 139.50

04/14/92 01 09:16 0001 0111

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01.294

IDENTIFICATION REFERENCE

APR 14 9 17 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 520974