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WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is ~~$24,000.00~~ 12,250.00

Toni G. Barnes
Affiant

Sworn to and subscribed before me this 16th day of April, 1992.

Beverly D. Scaggs
NOTARY PUBLIC

My Commission Expires: Nov. 26, 1994

BEVERLY D. SCAGGS NOTARY PUBLIC DAVIDSON COUNTY, Tenn.

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, 15th Floor
315 Deaderick Street, Suite 1545
Nashville, Tennessee 37238-1545
615/242-2525

APR 20 8 38 AM '92
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

PICK-UP

U 2 6 5. O.

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Charles Buford Barnes, et ux.	Same	Map 119-1
311 Rose St		Par. 299
Nashville, Tn 37211		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Esther A. Brown, unmarried, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles Buford Barnes and wife, Toni Gayle Barnes, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 138 on the plan of the Overhill City Land Company and W. H. Fox Subdivision, as of record in Book 332, page 21, Register's Office for said County.

Said Lot No. 138 fronts 50 feet on the southerly side of Rose Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Esther A. Brown, by deed from Jewell Kittrell, William Allan Poteete, and Anna Mae Barnes, of record in Book 6905, page 574, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs, assigns 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 16 day of April, 1992.

Esther A. Brown
ESTHER A. BROWN

1622 04/20 0101 03CHECK 52.51

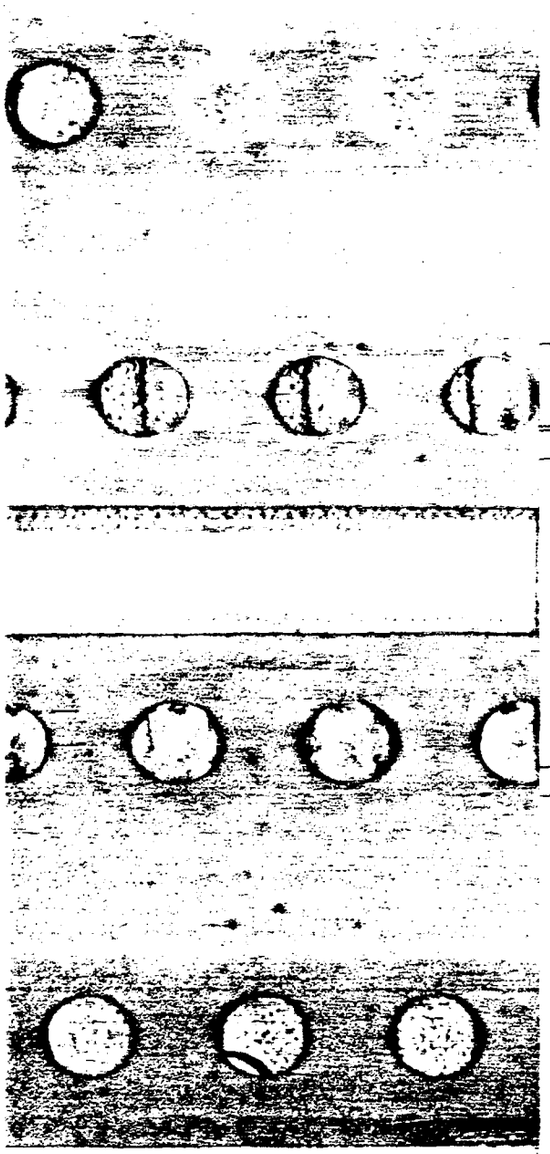
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Esther A. Brown, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of April, 1992.

Beverly D. Sergent
NOTARY PUBLIC

My Commission Expires: Nov. 26, 1994



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 12280.00
CON TX 45.51
PRFEE 1.00
WDEED 6.00
TOTAL 52.51
CHECK 52.51

04/20/92 01 08:37 0001 1622

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 2 6 5 0

IDENTIFICATION REFERENCE

APR 20 8 38 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 522464