BOK 23

File No: 8495-2

BOOK 8642 PAGE 266

Address New Owner:	Send Tax Bills To:	Map/Parcel
M. L. Barrett, etux	~~Same~~ M. L. BARRETT etux	Map 121
414 SOUTH WOOD DR.	976 MURFREESBORO RD.	pt of Parcel 146
NASHVILLE, TN 37217	NASHVILLE, TN 37217	

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, RICHARD B. BARRETT, MATTIE CLARK, a widow, and LAURA RUTH BREWER, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto M. L. BARRETT and wife, RACHEL S. BARRETT, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

TRACT NO. 1 of the survey referenced herein: Land located in the Second Councilmanic District of Davidson County, Tennessee, beginning at a point in the South margin of Couchville Pike, said point of beginning being located 25 feet from the centerline and being the Northwest corner of the herein described tract and being the Northeast corner on the James Haley property of record in Book 5058, Page 717, Register's Office for Davidson County, Tennessee; thence with the South margin of Couchville Pike North 89 degrees 14 minutes 31 seconds East 99.45 feet to a point; thence North 82 degrees 35 minutes 43 seconds East 39.81 feet to a point, said point being the Northeast corner of the herein described tract; thence leaving Couchville Pike and running with the dividing line between Tract 1 and 2 South 13 degrees 06 minutes 40 seconds east 1600.06 feet to a point in the center of a twenty foot wide alley, said point being the Southeast corner of the herein described tract and also being the Southwest corner of Tract No. 2 and also being a point in the North property line of the Richard Joe Casey property of record in Book 8129, Page 980, Register's Office for Davidson County, Tennessee; thence with the centerline of said alley and the North line of Casey South 76 degrees 18 minutes 17 seconds West 164.63 feet to a point, said point being the Southwest corner of the herein described tract and also being the Southeast corner of the Walter L. Baggett (Eva Baggett Scott) property of record in Book 4876, Page 185, Register's Office for Davidson County, Tennessee; thence with the fence line and the East property line of Baggett (Scott) North 13 degrees 56 minutes 32 seconds West 784.20 feet to an iron pin in a fence corner, said pin being the Northeast corner of the Baggett (Scott) property and also being the Southeast corner of the James Haley property of record in Book 5058, Page 717, Register's Office for Davidson County, Tennessee; thence continuing with the fence line and Haley's East property line North 13 degrees 03 minutes 22 seconds West 344.69 feet to a point; thence North 08 degrees 38 minutes 48 seconds West 499.69 feet to the point of beginning, containing 6.20 acres, more or less, as surveyed by J. Bruce Rainey, R. L. S. Tennessee No. 823, Bruce Rainey & Associates, 116 Maple Row Boulevard, Hendersonville, Tennessee 37075, and according to his survey dated May 7, 1992, Job No: 920177.

BEING PART of the same property conveyed to Oscar B. Barrett and wife, Fannie May Barrett by deed from V. H. Walker and wife, Mabel Norman Walker of record in Book 1414, Page 78, Register's Office for Davidson County, Tennessee. The said Oscar B. Barrett died on March 10, 1964, and was survived by his wife and widow, Fannie May Barrett, who acquired said property as surviving tenant by the entirety, and remained unmarried to the date of her death (intestate) on January 1, 1990; they were continuously married from August 8, 1946 (date of deed) to March 10, 1964 (date of his death). The subject real property passed to their sole heirs at law and issue,

namely Richard B. Barrett, Mattie Clark and Laura Ruth Brewer. under the Tennessee state laws of descent and distribution concerning intestate succession. Mattie Clark is presently unmarried.

THIS PROPERTY is conveyed subject to that portion of the property lying within the bounds of any roadway; the alley referenced herein; any easements; all applicable local government planning, building and zoning regulations.

THIS IS improved property known as 2541 Couchville Pike, Nashville, TN . This property and improvements are sold in "AS IS" condition. Grantors, agents and auctioneers assume no responsibility or liability of percolation and/or soil tests, and no guarantee as to building permits.

HENRY BREWER, husband of Laura Ruth Brewer, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest in the herein described property that may have accrued to him by virtue of his marriage to Laura Ruth Brewer, and (ii) waiving, renouncing and quitclaiming to Grantee any dower, elective share, marital rights, exemption rights or other rights which he may have or which are provided for by law in the premises hereby conveyed (for the purposes stated herein and/or applicable hereto).

VIVIAN BARRETT, wife of Richard B. Barrett, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest in the herein described property that may have accrued to her by virtue of her marriage to Richard B. Barrett, and (ii) waiving, renouncing and quitclaiming to Grantee any dower, elective share, marital rights, exemption rights or other rights which she may have or which are provided for by law in the premises hereby conveyed (for the purposes stated herein and/or applicable hereto).

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said M. L. BARRETT and wife, RACHEL S. BARRETT, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WHENEVER 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 our hands on this 26th day of May, 1992.

Richard B. Barrett
RICHARD B. BARRETT

Laura Ruth Brewer
LAURA RUTH BREWER

Vivian Barrett
VIVIAN BARRETT

Henry Brewer
HENRY BREWER

Mattie Clark
MATTIE CLARK, a widow

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $68,700.00.

M. Vivian Barrett
AFFIANT

Sworn to and subscribed before me this 2ND day of JUNE, 1992.

David Coleman
NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard B. Barrett and wife, Vivian Barrett, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26TH day of May, 1992.

David Coleman
NOTARY PUBLIC

My commission expires: 5/22/93.

7388 06/03 0101 03CHECK 264.19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura Ruth Brewer and husband, Henry Brewer, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26TH day of May, 1992.

David Coleman
NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mattie Clark, a widow, 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 at Brentwood, Tennessee, this 26TH day of MAY, 1992.

David Coleman
NOTARY PUBLIC

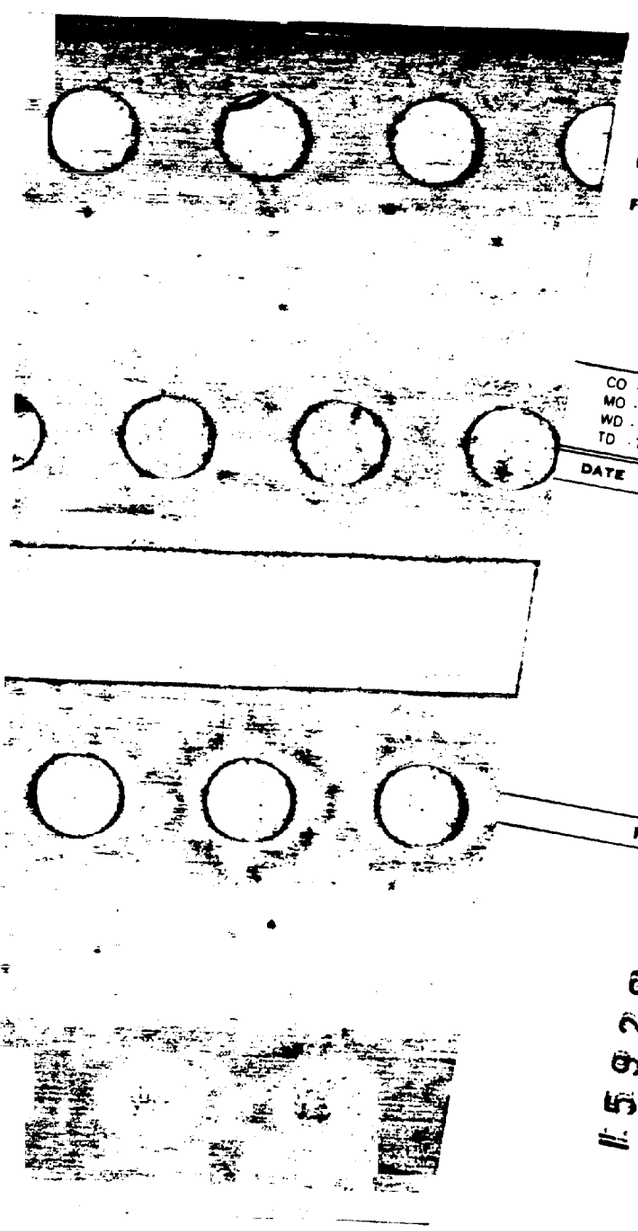
My commission expires: 5/22/93.

This instrument was prepared by:
David Coleman, Attorney
9000 E. Church St. B-102
Brentwood, TN 37027

IDENTIF. REFERENCE 15926

JUN 3 11 01 AM '92

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____

BOOK 8642 PAGE 269

CO - CONVEYANCE
MO - MORTGAGE
WD - 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

MAMT 68700.00
ERR CO
MAMT 68700.00-
CAMT 68700.00
CON TX 254.19
PRFEE 1.00
MTGTX 9.00
TOTAL 264.19
CHECK 264.19
10:59 0001 7388

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11: 5 9 2 6

IDENTIF. TREFERENCE

JUN 3 11 01 AM '92

FELIX Z. WILSON II REGIST
DAVIDSON COUNTY TN.

06/03/92 01

No. 537187