This Instrument Prepared By:

Lehman Land Title, Inc.
5211 Maryland Way, Suite 1060
Brentwood, TN 37027

FILE BOX #52

BOOK 8783 PAGE 514

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Enagonio	BarclaysAmerican/Mortgage	123-2-124
(NAME) 230 Antioch Pike	(NAME) 5032 Parkway Plaza Blvd.,Bldg. 8	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(STREET ADDRESS) Charlotte, N.C. 28217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------($10.00)---------- *Dollars.*

Cash in hand paid by John Enagonio and Glenda Jones, both unmarried persons and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

William David Abner, an unmarried person

have this day bargained and sold, and do hereby transfer and convey unto the said John Enagonio and Glenda Jones, both unmarried persons, AS Joint Tenants with the Right of Survivorship *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being a part of Lot No. 7 on the Plan of Subdivision of the Real Estate of Hinchey Petway, deceased, as of record in Minute Book "I", page 442, Chancery Court at Nashville, being Lots Nos. 1 and 2 on the unrecorded Map of A.C. Roth's Subdivision, described according to a survey made by Z.J. Wilkinson, Surveyor, May 3, 1940, as follows:

Beginning at the northwest corner of the Antioch Pike and Wingate Avenue; thence with the northerly margin of said pike, westwardly 100 feet to the corner of lots Nos. 2 and 3; thence with the line between said two lots northwardly 170.2 feet; thence eastwardly 100 feet to the westerly margin of Wingate Avenue; thence with said Avenue, southwardly 172 feet to the beginning.

Included in the above description but specifically excluded therefrom is a tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 4388, page 690, Register's Office for Davidson County, Tennessee, described as follows: A tract or parcel of land in the 30th Councilmanic District of Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lot No. 1 on the unrecorded map of A. C. Roth's property and described according to a right of way plan known as Old Antioch Pike, Project 64-R-2, made by the Public Works Department of said Government. Beginning at the present Northwest intersection of said

-continued-

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater for this transfer is $ 75,250.00

Subscribed and sworn to before me this the 5th *day of* November 19 92

Affiant John Enagonio

Notary Public Glenda Lehman Jones

My Commission expires: 3-7-95
(Affix Seal)

This is improved (XX) unimproved ( ) property, known as 230 Antioch Pike Nashville, Tennessee 37211
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 this 5th *day of* November, 19 92, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William David Abner

William David Abner

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* William David Abner, an unmarried person

the within named bargainor (s), *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Brentwood, *Tennessee, this* 5th *day of* November, *19* 92

Brenda Lehman Jobe
Notary Public

Commission expires 3/7/95

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* _____.

_____
Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this _____ *day of* _____, *19* _____ *before me, the undersigned, a Notary Public in and for said County and State, personally appeared* _____, *to me known (or proved by me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of* _____, *and acknowledged that* _____ *executed the same as the free act and deed of said* _____. *Witness my hand and official seal at* _____, *Tennessee, this* _____ *day of* _____, *19* _____.

_____
Notary Public

My Commission Expires _____

WARRANTY DEED

FROM
William David Abner, an unmarried person

TO
John Enagonio and Glenda Jones, both unmarried persons

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999

Government. Beginning at the present Northwest intersection of Antioch Pike and Wingate Avenue; thence with the margin of said Pike Westerly 14.23 feet to a point on a curve that has a 25 foot radius on the new relocated Northerly margin of Antioch Pike; thence Northeasterly 22.25 feet along said curve to a point at its terminus; thence North 89 deg. 10' East 5.0 feet along the new relocated Northerly margin of Antioch Pike to a point on the present Westerly margin of Wingate Avenue; thence South 1 deg. 43' West 19.83 feet along the present Westerly margin of Wingate Avenue to the point of beginning and containing 269 square feet.

Being the same property conveyed to William David Abner and Linda W. Abner by deed from Boyd Mitchell and Paul Choate of record in Book 6215, page 455, Register's Office for Davidson County, Tennessee. Linda W. Abner died on May 16th, 1991. William David Abner conveys the aforedescribed property as the surviving tenant by the entirety.

This conveyance is subject to: (1) Taxes, (2) All easements of record, (3) All Restrictions of record, (4) All Visible Easements, (5) All matters appearing on the plan of record, (6) All applicable Governmental and Zoning Regulations:

It is the express intent that title be vested in the Grantees as Joint Tenants with the Right of Survivorship and not as Tenants in Common in order that sole and complete title be vested in the longest liver.

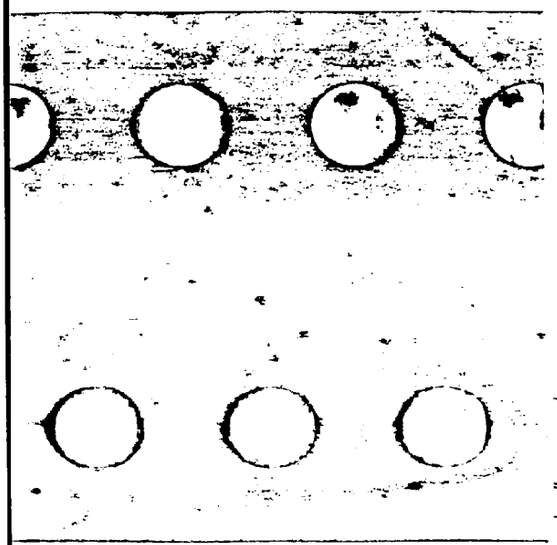
63350

TAX EXEMPT REFERENCE

NOV 11 12 50 PM '92

DAVIDSON COUNTY, TN

$0.00 11/11 0201 CHECK 291.24



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 75250.00
				CON TX 278.24
				PRFEE 1.00
				WDEED 12.00
				TOTAL 291.24
				CHECK 291.24
11/11/92	01			12:48 0001 5725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63350

IDENTIFICATION REFERENCE

NOV 11 12 50 PM '92

DAVIDSON COUNTY, TN

No. 589547