This instrument prepared by:
THOMAS N. JONES, ATTORNEY
339 Main Street
Franklin, Tn. 37064

BOOK 8835 PAGE 791

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
BARBARA A. LAWLESS 4312 A&B SAUNDERSVILLE RD. OLD HICKORY, TN. 37160	GMAC MORTGAGE CORP. 8360 OLD YORK ROAD ELKINS PARK, PA. 19117-1590	64-8-67

W A R R A N T Y D E E D

For and in consideration of the sum 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, WE, **JOHN D. MINTON AND WIFE, JOYCE L. MINTON,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **BARBARA A. LAWLESS, UNMARRIED** , hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

> Being Lot 504, on the Plan of Sherwood Forest, section 6, of record in Plat Book 4955, page 116, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to John D. Minton and wife, Joyce L. Minton by deed from Richard B. Klein and wife, Nancy M. Klein of record in Book 6533, page 446, Register's Office of Davidson County, Tn.

SUBJECT TO THE FOLLOWING:

1. 1992 Taxes are a lien, and are paid.
2. Restrictive covenants contained in instrument of record in Book 5205, page 735 and re-recorded in Book 5206, page 578, said Register's Office.
3. The Plan of record in Book 4955, page 116, said Register's Office.
4. Easement for driveway of record in Book 5545, page 448, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever;

TNJ/cgw
FILE NO.: 296.0000

AND WE COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out; BOOK 8835 PAGE 792

AND WE FURTHER covenant and bind ourselves, our heirs 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.

This property ( )unimproved (X) improved property is known as: 4312 A&B SAUNDERSVILLE ROAD, OLD HICKORY, TN. 37160

WITNESS OUR HANDS THIS 30TH DAY OF DECEMBER, 1992 IN FRANKLIN, TENNESSEE.

SELLER: JOHN D. MINTON

SELLER: JOYCE L. MINTON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **John D. Minton and wife, Joyce L. Minton**, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 30th day of December, 1992 in Franklin, Tn.

Notary Public

My Commission Expires:

11/16/93

TNJ/cgw
FILE NO.: 296.0000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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The actual consideration or value, whichever is greater for this transfer is $51,000.00.

Margaret Ann Duke
AFFIANT

Sworn to and subscribed to me, the undersigned, this 30th day of December, 1992, in Franklin, Tennessee.

Cynthia G. Witt
NOTARY PUBLIC

MY COMMISSION EXPIRES:

11/16/93

TNJ/cgw
FILE NO.: 296.0000

8 0 8 4 8

IDENTIFICATION REFERENCE

JAN 8 8 59 AM '93

ELLIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

3890 01/08 0101 03CHECK 201.70



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	51000.00
			CON TX	188.70
			PRFEE	1.00
			WDEED	12.00
			TOTAL	201.70
			CHECK	201.70
01/08/93	01	08:57	0001	3890

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8084'8'

IDENTIFI REFERENCE

JAN 8 8 59 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 608685