FILE NO. 31656 66707

FILE BOX "7" IDENTIF. & REFERENCE

93 SEP 27 AM 8:33

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

BOOK 9091 PAGE 682

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

John A. McPeak
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 19 93

Notary Public

MY COMMISSION EXPIRES: 1-24-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER TITLE SERVICES, INC., 212 Third Ave., N., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN A. McPEAK	S A M E	140-8 126-52
(NAME)	(NAME)	9D 19670
990 DAVIDSON DR		9D 19662
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN. 37205		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THE ESTATE OF EMMETT BARNES by LEONARD BARNES and WILLIAMS BARNES, Co-Executors,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN A. McPEAK, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to Emmett Barnes and wife, Lela Barnes by deed from John Smallman Cowden and wife, Ruby Stone Cowden of record in Book 2744, page 198, Register's Office for Davidson County, Tennessee, the said Lela Barnes having predeceased Emmett Barnes a/k/a Robert Emmett Barnes, Sr., and by Will probated in File No. 90763, Probate Court for Davidson County, Tennessee, Leonard Barnes and William Barnes, Co-Executors were authorized by said Will to convey the real property granted hereby.

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENT FOR A WATER PIPE LINE, TAIL RACE AND OTHER RIGHTS, AS SET OUT IN THE DEED TO NASHVILLE, CHATTANOOGA & ST. LOUIS RAILWAY FROM J. B. EZELL AND WIFE, OF RECORD IN BOOK 513, PAGE 396, AND EASEMENT AND RIGHT-OF-WAY FOR AN ELECTRIC POWER TRANSMISSION LINE ACROSS PREMISES WITH RIGHTS OF INGRESS AND EGRESS AND OTHER RIGHTS AND PRIVILEGES, AS SET OUT IN GRANT TO THE TENNESSEE POWER COMPANY BY JAS. B. EZZELL AND WIFE, OF RECORD IN BOOK 787, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is ( ) unimproved (X) improved property, known as 8810 Newsom Station Road, Nashville, Tennessee 37082
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are 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 we do 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.

Witness our hand s this 31st day of August, 19 93

Leonard Barnes, Co-Executor
LEONARD BARNES, Co-Executor

William C. Barnes
WILLIAM C. BARNES, Co-Executor

BOOK 9091 PAGE 683

STATE OF TENNESSEE }
Davidson County }

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named LEONARD BARNES and WILLIAM C. BARNES, as Co-Executors of the Estate of Emmett Barnes, deceased

the bargainor s, 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 Nashville, Tennessee, this 31st day of August, 1993.

Commission Expires 1/22/95

_____ Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

9492 09/27 0101 03CHECK 235.00

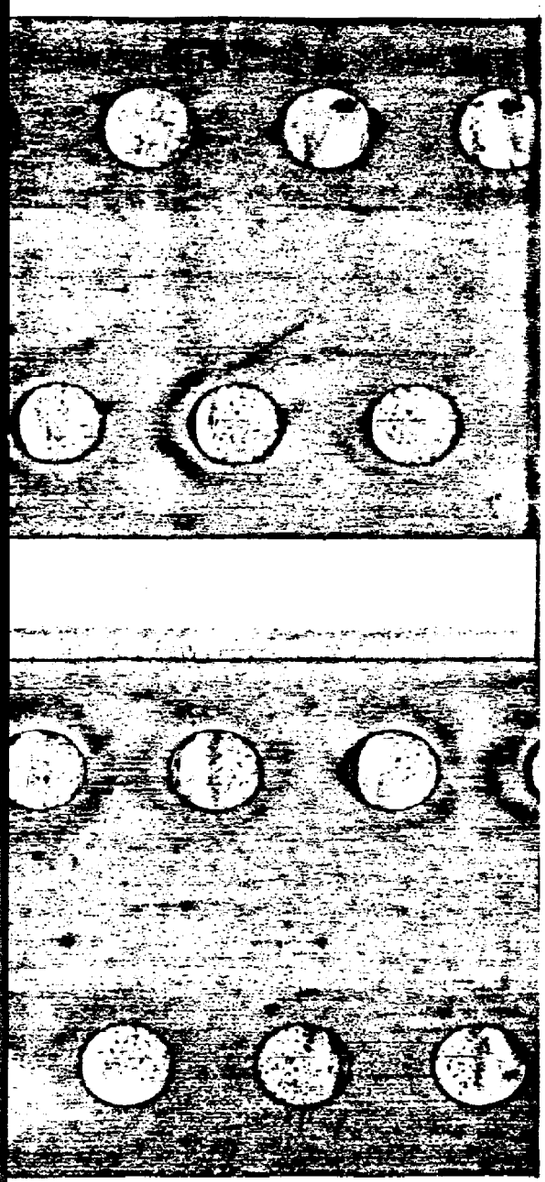
LAND in the 9th, formerly the 14th, Civil District of said County and State, being part of Lot No. 1 marked 55 acres and part of a tract marked Dower on the plan of Joseph M. Newsom lands, as of record in Plan Book 1, page 25, Chancery Court at Nashville, described according to a survey made by S. H. Hutchison, Surveyor, January, 1958, as follows:

BEGINNING at a point in the center of Big Harpeth River, the most northerly corner of said lot No. 1 on said plan; thence with the line of said lot No. 1, south 8½° east 58 poles, more or less, south 82° west 44 poles, south 22½° west 7.5 poles, south 4½° east 22 poles to a chestnut oak and south 70° west 24 poles, more or less, to the center of Newsom Station Road; thence with the center of said Road, south 24° east 8 poles, south 45° east 14 poles, south 66° 30; east 28 poles, south 83° east 16 poles, north 82° 30; east 18 poles, north 69° east 23 poles, north 42° 30' east 13 poles and north 19° east 16 poles to a point in the southerly side of the N. C. & St. L. Railroad; thence along an underpass and the center of said road, north 32° east 6 poles to a point in the northerly side of said railroad; thence with same, north 50° 40' west 7.75 poles to the southwest corner of the Mill Lot; thence with the western boundary line of said Mill Lot, north 20° 45' east 10.25 poles to the center of said River, the northwest corner of said Mill Let; thence with the center of said River, north 66° west 13.75 poles, more or less, and north 28° west 78 poles, more or less, to the beginning, containing 40 acres, more or less, included but expressly excluded from the above described property are two tracts of land conveyed to The Nashville, Chattanooga & St. Louis Railway, one from S. F. Newsom, of record in Book 341, page 277, and Book 350, page 371, Register's Office for said County, described as follows:

On the south side of the Railroad; beginning at a point in the center of the main line of the Nashville Division of said railway, said point of beginning being the center of the underpass just east of the platform; thence in a southerly direction along the center line of the road which passes under the tracks at the point of beginning 155 feet to a stake 150 feet measured at right angles from the center of said main line; thence in a northwesterly direction 80 feet to a stake 100 feet measured at right angles from the center of said main line; thence in a westerly direction along a curve line parallel to and 100 feet from the center line of said main line 179 feet to a stake; thence in a southerly direction along a line at right angles to said main line 50 feet to a stake 150 feet measured at right angles from the center line of said main line; thence in a westerly direction along a line parallel to and 150 feet from center line of said railway 211.5 feet to a bluff; thence in a northerly direction along the line of said bluff 183.5 feet to the center of said main line; thence in an easterly direction along the center line of said railway to the point of beginning.

And the other from J. B. Ezzell and wife of record in Book 513, page 396, said Register's Office, described as follows:

BEGINNING at a point in the center line of the main tract of said railway, said point being northwest of and distant 86.3 feet from mile post 16 from Nashville (said distance being measured along the center line of said tract); thence extending north 15° east, with a line which makes an angle of 61° 40' with said track, a distance of 106.5 feet to an iron pin; thence containing along the same straight line, in all a distance of 230 feet, more or less, to the center of Harpeth River; thence south 75° east at right angles to the last described line, a distance of 40 feet to a point; thence at right angles south 15° west and parallel to the first described line, a distance of 254 feet, more or less, to a point in the center line of said main track of said Nashville, Chattanooga & St. Louis Railway; thence in a northwesterly direction, a distance of 46 feet, more or less, along the center line of said track, to the point of beginning.



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

RECEIVED OF _____

FOR _____

BOOK 9091 PAGE 685

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
			CANT	~~80000.00~~
			CON TX	222.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	235.00
			CHECK	235.00
09/27/93	01		08:35 0001	9492

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66707
IDENTIF. ↑ REFERENCE

93 SEP 27 AM 8:33
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 701864