BOX 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Harold W. Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 19 93

Notary Public

MY COMMISSION EXPIRES: May 24 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold W. Barnes (NAME)	Troy & Nichols, Inc. (NAME)	MAP 71-08
534 East Trinity Lane (ADDRESS)	P.O. Box 4025 (ADDRESS)	PARCEL 346
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Monroe, LA 71211-4025 (CITY) (STATE) (ZIP)	12DA51065

FOR AND 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, James Virgil Ratterree and wife, Kimberly Ann Ratterree

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold W. Barnes

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:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Rawls Tract Subdivision, Section 11, as of record in Book 1424, page 84, Register's Office for said County.
Said Lot No. 23 fronts 50 feet on the South side of Trinity Lane and extends back between parallel lines, 184 feet to a dead line.

Included in the this description, but expressly excluded therefrom is that portion of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, described as follows:
Right-of-Way: Beginning at a point on the existing southerly right-of-way margin of Trinity Lane, said point being the northeasterly corner of the Lawrence Scott Wright, et ux, property; thence, along the easterly boundary South 5 deg. 20' 54" West, 5.00 feet to a point; thence, leaving said easterly boundary with a new line North 85 deg. 27' 31" West, 50.01 feet to a point on the westerly boundary of said Lawrence Scott Wright, et ux, property; thence, along said westerly boundary North 5 deg. 20' 53" East, 5.00 feet to a point on said existing southerly right-of-way margin of Trinity Lane; thence, along said existing southerly right-of-way South 85 deg. 27' 31" East, 50.01 feet to the point of beginning, containing 250 square feet, more or less.

Being the same property conveyed to James Virgil Ratterree and wife, Kimberly Ann Ratterree by deed from NationsBanc Mortgage Corporation of record in Book 9085, page 792, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 534 East Trinity Lane, Nashville, TN 37207
(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 17th day of December 19 93

James Virgil Ratterree by James Ratterree attn in fact
James Virgil Ratterree By James Ratterree by Power of Attorney recorded simultaneous herewith

Kimberly Ann Ratterree
Kimberly Ann Ratterree By James Ratterree by Power of Attorney recorded simultaneous herewith

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On December 17, 1993, before me personally appeared James Ratterree to me known to be the person who executed the foregoing instrument in behalf of James Virgil Ratterree and wife, Kimberly Ann Ratterree and acknowledged that he executed same as the free act and deed of said James Virgil Ratterree and wife, Kimberly Ann Ratterree for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 1993.

My Commission Expires:
5-2-97

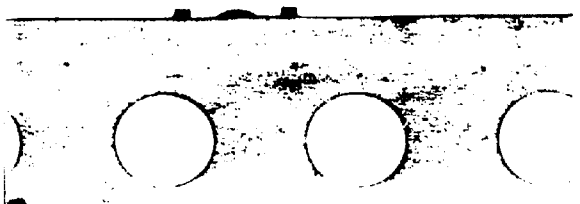
NOTARY PUBLIC

Notary Public

7491 12/22 0101 03CHECK 138.50

93 DEC 22 PM 2:15

FILED FOR REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

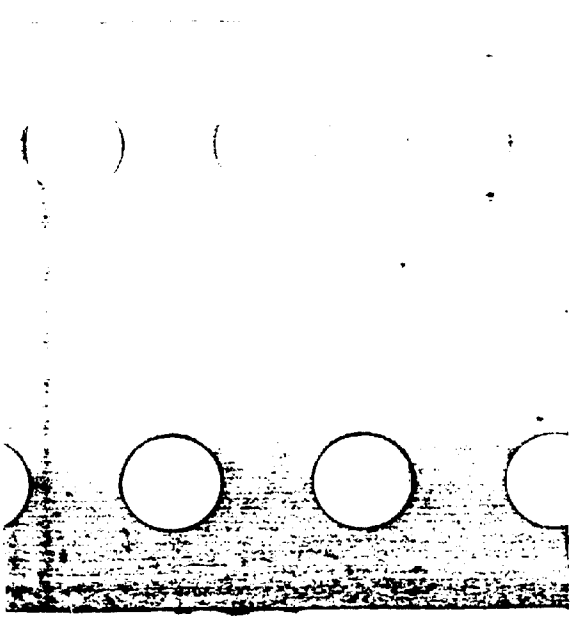
RECEIVED OF _____

FOR _____

BOOK 9196 PAGE 446

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/22/93 01 14:47 0001 7491

99931

IDENTIFICATION REFERENCE

93 DEC 22 PM 2:46

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 737452