This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 9214 PAGE 355

ADDRESS NEW OWNER:
James Rader Barham and Angela Berry Barham
451 Brewer Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
P. O. Box 353
Louisville, Kentucky 40201-0353

MAP AND PARCEL:
Map 161
Group 7
Parcel 56

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Hazel S. Rader, a widow**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **James Rader Barham and wife, Angela Berry Barham**, 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. 43 on the Plan of Kingswood Park, as of record in Book 2900, page 70, Register's Office for said County.
>
> Said lot fronts 160 feet on the southerly side of Brewer Drive and extends back 335.35 feet on the easterly line and 315 feet on the westerly line, to a dead line in the rear on which it measures 110.8 feet theron.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to James E. Rader and wife, Hazel S. Rader by deed from James E. Adams, dated January 27, 1961, as of record in Book 3180, page 107, Register's Office for Davidson County, Tennessee. The said James E. Rader has since died.

This is improved property known as 451 Brewer Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants affecting the property herein conveyed, as evidenced by instruments of record in Book 2963, page 153, Book 3030, page 491 and corrected in Book 3177, page 227, Register's Office for Davidson County, Tennessee, to which instrument reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 2900, page 70, said Register's Office, including but not limited to a 100 foot minimum building setback line from Brewer Drive; an overhang easement of varying widths along the front lot line; and a 10 foot easement for public utilities and drainage along the westerly and southerly (rear) lines of said property.

Real property taxes for 1993 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Rader Barham and wife, Angela Berry Barham, their heirs and assigns, forever; and I, Hazel S. Rader, a widow, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30th day of December, 1993.

Hazel S. Rader

Hazel S. Rader

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Hazel S. Rader, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 30th day of December, 1993.

Patricia M. Swin

NOTARY PUBLIC

My Commission Expires: February 3, 1997

NOTARY PUBLIC AT LARGE

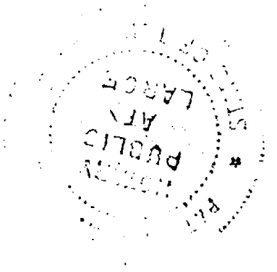
STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 80,000.00.

Sue Rader Bahn
AFFIANT

Subscribed and sworn to before me
this 30th day of December, 1993.

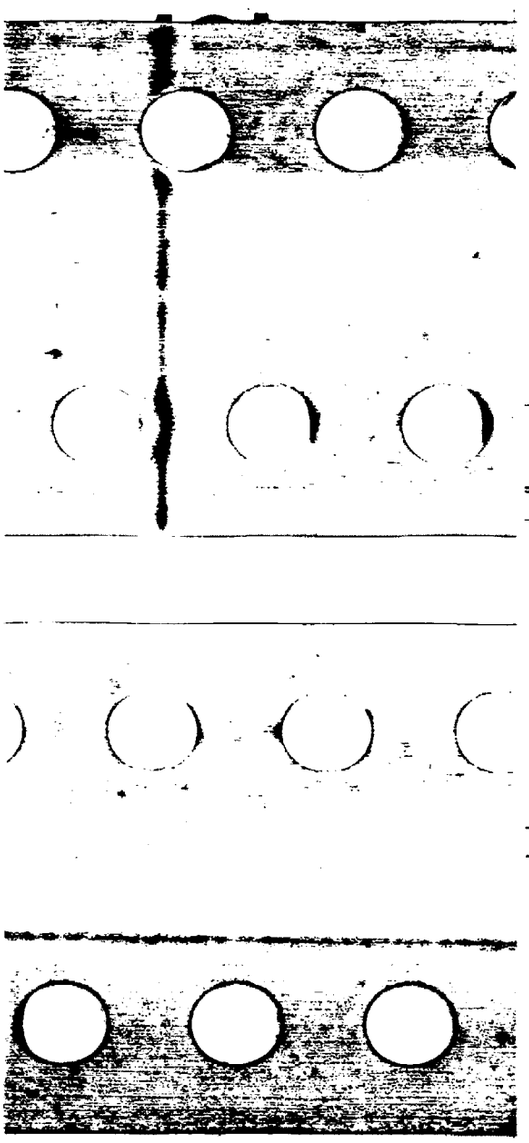
Patricia M. Lewis
NOTARY PUBLIC
My Commission Expires: February 3, 1997



05352
IDENTIF. & REFERENCE

94 JAN -7 AM 10: 15
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7236 01/07 0101 03CHECK 309.00



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

RECEIVED OF _____

FOR _____

BOOK 9214 PAGE 358

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 80000.00
				CON TX 296.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 309.00
				CHECK 309.00
01/07/94	01			10:15 0001 7236

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05352
IDENTIF. & REFERENCE

94 JAN -7 AM 10: 15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 743253