BOOK 9265 PAGE 883

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,760.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 94

Notary Public

MY COMMISSION EXPIRES: July 22, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Austin Barnes (NAME)	First Union Mortgage Corporation (NAME)	135-14-0-B-045.00
2052 Ransom Place (ADDRESS)	150 Fayetteville Street Mall (ADDRESS)	CO
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Raleigh, NC 27626-0544 (CITY) (STATE) (ZIP)	

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, Ransom Place Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Austin Barnes and wife, Linda C. P. 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. 44 on the Plan of Ransom Place Phase II, Sec.1, of record in Book 7900, page 463, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to Ransom Place Homes, Inc., a Tennessee Corporation, by deed of record in Book 8487, page 860, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1994 and subsequent years, easements and restrictions of record.

94 MAR -3 AM 9:08
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 23243

unimproved ( )
This is improved (X) property, known as 2052 Ransom Place, Nashville, TN 37217
(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 my hand this 28th day of February 19 94

Ransom Place Homes, Inc.
By: V.P.
Henry E. McCall, Vice President

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 WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Henry E. McCall, Vice President and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Ransom Place Homes, Inc. the within named bargainor, and corporation, and that he 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 Henry E. McCall, Vice President as such _____, and attesting the same by the said _____ as such _____.

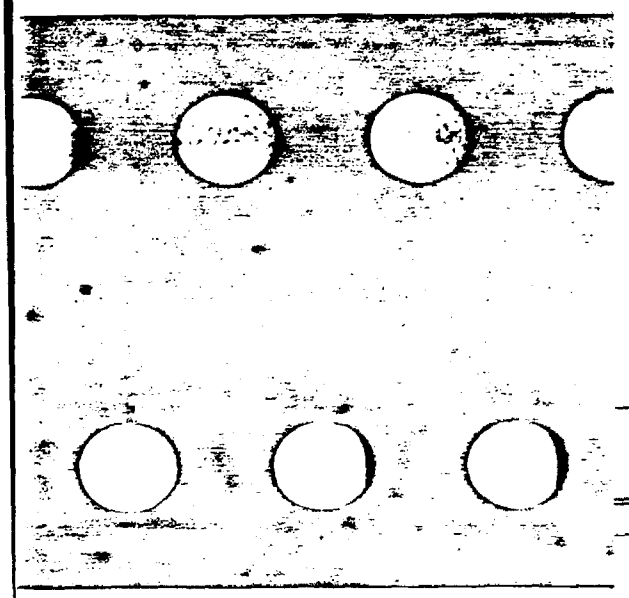
Witness my hand and official seal at office at Brentwood, TN 37027 on this the 28th day of February 19 94.

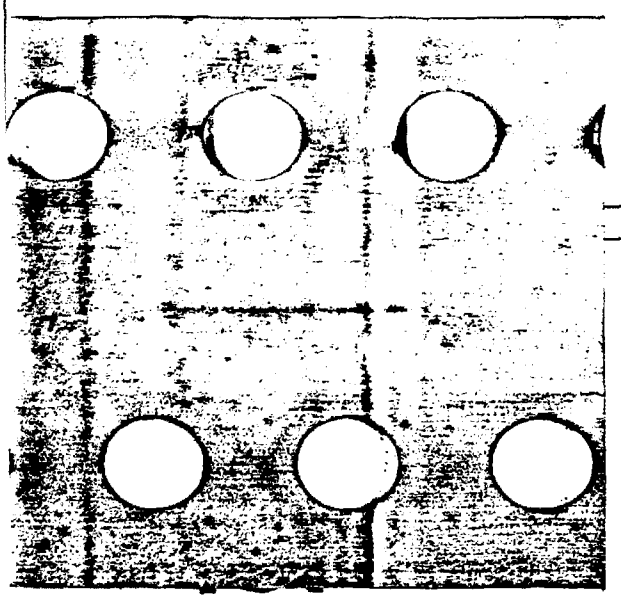
My commission expires July 22, 1995

Ruth M. Foran
Notary Public
Ruth M. Foran

RUTH M. FORAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3593 03/03 1401 03CHECK 404.01





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9265 PAGE 885

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	
				106750.00
			CON TX	395.01
			PRFEE	1.00
			WDEED	8.00
			TOTAL	404.01
			CHECK	404.01
03/03/94	01	09:09	0001	6899

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23213
IDENTIFICATION REFERENCE

94 MAR -3 AM 9:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 762325