This instrument prepared by John M. Richardson, Jr. of the law firm of Richardson & Barnes, 101 Glenn Bldg., 112 South Third Street, Clarksville, Tennessee, 37041-0808.

MAIL TAX STATEMENTS TO:

Same

OWNER/PROPERTY ADDRESS:

Allen & Cathy Donaldson
5928 Fireside Drive
Brentwood, TN 37027

Mail

LARRY B. BARTON and wife, CHARLOTTE B. BARTON

TO: Warranty Deed

BOOK 9306 PAGE 574

FOR A VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, we, **LARRY B. BARTON and wife, CHARLOTTE B. BARTON**, do, on this 1st day of April, 1994, bargain, sell, transfer, and convey unto Allen J. Donaldson and wife, Catherine S. Donaldson, their heirs and assigns, a certain lot or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, BEING Lot No. 242 on the Plan of HEARTHSTONE, PHASE 6, revised of record in Plat Book 6900, page 254, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same real estate conveyed to Larry B. Barton and wife, Charlotte B. Barton by deed dated June 30, 1987, recorded in Book 7284, page 469, Register's office for Davidson County, Tennessee.

Being designated as Map and Parcel No. 160-16-0-052.00, Tax Assessor's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Restrictive covenants in Book 5409, page 485, said Register's Office.
2. The Plan of record in Book 6900, page 254, said Register's Office shows an Owner's Certificate, certain set back lines and easements, and general Notes, to which plan reference is here made.
3. Declaration of Covenants, Conditions, easements and restrictions, including but not limited to easements, assessments, special assessment, charges and liens, contained in instrument of record in Book 6917, page 576, said Register's Office.
4. Rights of others in and to the common elements.

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

TO HAVE AND TO HOLD said realty with all improvements thereon unto Allen J. Donaldson and wife, Catherine S. Donaldson, their heirs and assigns.

BOOK 9306 PAGE 575

GRANTORS COVENANT they are lawfully seized and possessed of said real estate; have a good and lawful right to convey the same; that is unencumbered and will forever warrant and defend the title thereto against all lawful claims, SUBJECT however, to all covenants, conditions, restrictions, amendments and easements set out herein which may effect the property.

POSSESSION to be given upon delivery of this deed.

REAL ESTATE TAXES for 1994 to be pro-rated between Grantors and Grantee herein.

IN WITNESS WHEREOF, Grantors have hereunto set their signature on the date and year first above written.

Larry B. Barton

Charlotte B. Barton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public th* and for said State and County, ~~LARRY B. BARTON~~ and wife, CHARLOTTE B. BARTON, the within named bargainors with whom I am personally acquainted or who 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 SEAL, at office, on this the 28 day of April, 1994.

Notary Public
My commission expires: 11.26.96

STATE OF Tennessee
COUNTY OF Davidson

As required by T.C.A. Section 67-4-409 (a)(6)(A), the undersigned being Grantee, Grantee's agent or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 178,000.

Affiant

SWORN AND SUBSCRIBED TO before me on this the 1st day of April, 1994.

Notary Public
My commission expires: 11-10-97

37081
IDENTIF. ▲ REFERENCE

94 APR -8 PM 12:54
DAVIDSON COUNTY, TN.

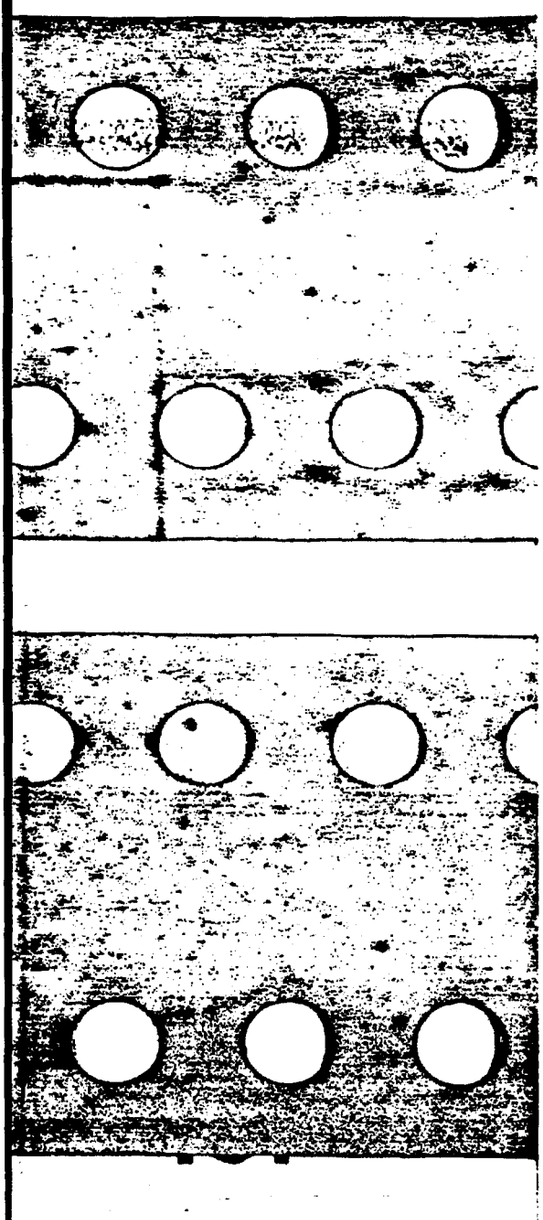
1506 04/08 0101 03CHECK 671.60

STATE OF NEW JERSEY)
COUNTY OF MORRIS): SS.

On this 26th day of March, 1994, before me, the subscriber, personally appeared Larry Barton who, I am satisfied, is the person named in and who executed the within instrument, and thereupon he acknowledged and reaffirmed that he signed, sealed and delivered the same as his act and deed, for the purposes therein expressed.

BOOK 9306 PAGE 576

IRA A. GINSBURG, ESQ.
An Attorney at Law of New Jersey



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9306 PAGE 577

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
				178000.00
				CON TX 658.60
				PRFEE 1.00
				WDEED 12.00
				TOTAL 671.60
				CHECK 671.60
04/08/94	01			12:52 0001 1906

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 37081

94 APR -3 PM 12:51

REGISTER
DAVIDSON COUNTY, TN.

No. 777140