Rx 14

G#457-1
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BOOK 9317 PAGE 668

MAP 72-12
PARCEL 154
FB#15DZ-56445

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00 .

Affiant

Subscribed and sworn to before me this the 19th day of April , 1994.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/16/95

Notary Public

THIS INSTRUMENT PREPARED BY: CHERNAU, MILAM & WEISS, P.C.
Maryland Farms, Chapple Building, 5115 Maryland Way, 2nd Floor, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
M. LEE BARRETT, JR.	"NEW OWNER"
(Name)	(Name)
976 MURFREESBORO ROAD	
(Street Address)	(Street Address)
NASHVILLE, TN 37217	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, we, **R. RUSSELL MADDOX AND WIFE, DOROTHY F. MADDOX**, hereinafter called the **"Grantors"**, have bargained and sold, and by these presents do transfer and convey unto **M. LEE BARRETT, JR., an unmarried person**, hereinafter called the **"Grantee"**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 216 on the Plan of Burchwood Gardens, Section 2, as of record in Book 2900, Page 66, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to R. Russell Maddox and wife, Dorothy F. Maddox, by Deed from Robert E. Pennington and wife, Agnes G. Pennington, of record in Book 6524, Page 571, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3000, Page 528, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

AS part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain Note executed by the Grantors herein, to Robert E. Pennington and wife, Agnes G. Pennington, in the original principal amount of $30,000.00, being secured by a Deed of Trust, of record in Book 6524, Page 574, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY THE PARTIES TO THE TRANSACTION.

BEING improved property known as: 1819 MARSDEN AVENUE, NASHVILLE, TENNESSEE 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee 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/or assigns, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF, the Grantor has hereunto subscribed their names this 19th day of April, 1994.

R. RUSSELL MADDOX

DOROTHY F. MADDOX

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **R. RUSSELL MADDOX AND WIFE, DOROTHY F. MADDOX**, the bargainors, 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.

94 APR 20 AM 10:25 194.00

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of April, 1994.

My Commission Expires: 9/16/95

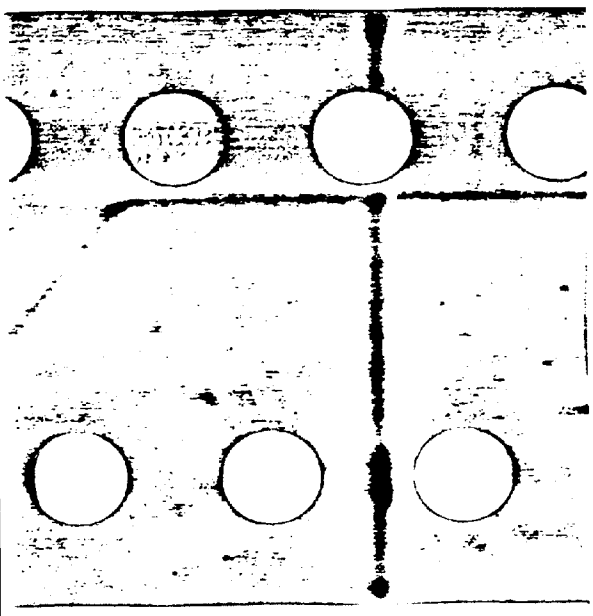
Notary Public

\WP51\KG\DTDOCS2.MAD

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

41038
IDENTIF. ↑ REFERENCE

94 APR 20 AM 10: 25
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

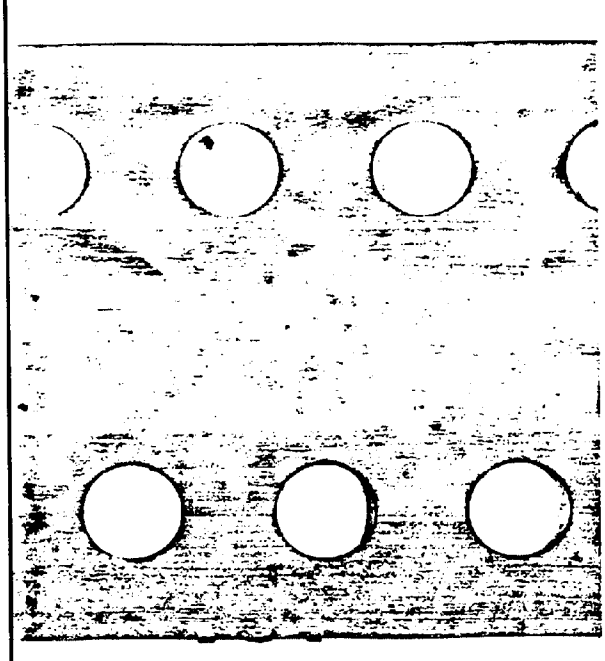
RECEIVED OF _____

FOR _____

BOOK 9317 PAGE 670

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

04/20/94 01 10:26 0001 6179

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41038
IDENTIF. & REFERENCE

94 APR 20 AM 10:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 781343