PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 35201)
Dav. Co. File: Box 8

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 169000.00

Barry Jeffrey
Affiant

Sworn and subscribed before me this 21st day of June, 1994.

Christy Wilkins
Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Barry Lee Jeffrey 109 Oak Meadow Lane Nashville, TN 37215	BarclaysAmerican/Mortgage Corp. P.O. Box 1224 Charlotte, NC 28201-1224	131-03-F-005 16DA 40224

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gary D. Klingsporn and spouse, Nora M. Klingsporn,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barry Lee Jeffrey, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5 on the plan of Oak Meadows Condominium Apartments of record in Book 6250, page 270, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Gary D. Klingsporn and wife, Nora M. Klingsporn by deed from R. Baxter Gordon and wife, Annette A. Gordon, of record in Book 7800, page 968, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

SUBJECT to Master Deed and By-Laws of record in Book 6441, page 69 and amended in Book 7395, page 398 and re-recorded in Book 7444, page 448, said Register's Office; and to all matters as shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Gary D. Klingsporn by Nora M. Klingsporn as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

63563

IDENTIFICATION REFERENCE

RECEIVED FOR RECORD 94 JUN 22 AM 11:52 DAVIDSON COUNTY

This is improved property, known as: 109 Oak Meadow Lane, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of June, 1994.

Gary D. Klingsporn

Gary D. Klingsporn, By: Nora M. Klingsporn, Atty-In-Fact

Nora M. Klingsporn

Nora M. Klingsporn

State of Tennessee
County of Davidson

On this 21st day of June, 1994, before me the undersigned authority, personally appeared **Nora M. Klingsporn**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

My Commission Expires:

Christy Wilkins
Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nora M. Klingsporn**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Gary D. Klingsporn**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of June, 1994.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires: My Commission Expires 9/16/95

EXHIBIT "A"
To
WARRANTY DEED

FROM: Gary D. Klingsporn and Nora M. Klingsporn

TO: Barry Lee Jeffrey

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Nora M. Klingsporn

Nora M. Klingsporn, Affiant

Sworn to and subscribed before me this

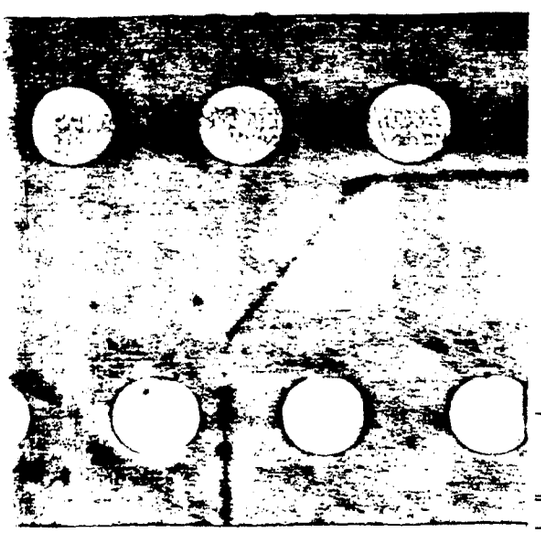
21st day of June, 1994.

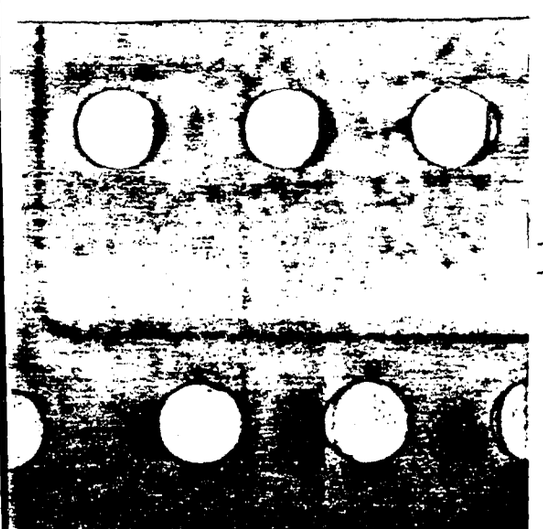
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: My Commission Expires 9/16/95

8833 06/22 0101 03CHECK 634.30





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

RECEIVED OF _____

FOR _____

BOOK 9385 PAGE 351

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	169000.00
			CON TX	625.30
			PRFEE	1.00
			MDEED	8.00
			TOTAL	634.30
			CHECK	634.30
06/22/94	01		10:11 0001	8833

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63563
IDENTIF. # REFERENCE

94 JUN 22 AM 10: 1
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 805550