Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

M. LEE BARRETT, JR.
976 Murfreesboro Rd.
Nashville TN 37217

SEND TAX BILLS TO:

PNC MORTGAGE CORP. OF AMERICA
568 ATRIUM DRIVE
VERNON HILLS, IL 60061

MAP/PARCEL NUMBER:

MAP 162-01-0, PARCEL 102

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS FOR THIS TRANSFER IS $76,000.00.

AFFIANT

Subscribed and sworn to me, this the 25 day of JULY, 1994.

Notary Public
My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

94 JUL 29 AM 10:53
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

76106
IDENTIF. & REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from JOSEPH A. DERRYBERRY to DAVID L. SHIRMEYER, TRUSTEE, as evidenced by a Deed of Trust of record in Book 5055, page 72, Register's Office for Davidson County, Tennessee the liability for which the Grantee hereby expressly assumes and holds Grantors harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, WE, RICKY CAMRON AND WIFE, LINDA C. CAMRON, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said M. LEE BARRETT, JR., UNMARRIED, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and

other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 5117 COLEMONT DRIVE, ANTIOCH, TN 37011.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 25th day of JULY, 1994.

Ricky Camron
RICKY CAMRON

Linda C. Camron
LINDA C. CAMRON

M. Lee Barrett Jr.
M. LEE BARRETT, JR.

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICKY CAMRON AND WIFE, LINDA C. CAMRON, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 25 day of JULY, 1994.

notary public

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. LEE BARRETT, JR., the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 25 day of JULY, 1994.

notary public

My commission expires: 5-11-96

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Tusculum Gardens, of record in Book 4660, page 35, Register's Office for said County.

SAID Lot No. 13 fronts 72.43 feet on the westerly margin of Colemont Drive and extends back 131.9 feet on the northerly line and 224.98 feet on the southerly line to a dead line in the rear, measuring 109.7 feet thereon.

Being the same property conveyed to Ricky Camron and wife, Linda C. Camron, by Warranty Deed from J.A. Derryberry and wife, Kathy A. Derryberry, of record in Book 6500, page 914, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. All matters set forth on the Plan of record in Book 4660, page 35, said Register's Office, including any and all setback lines, easement, etc., as shown thereon.

3. Restrictive covenants contained in instrument of record in Book 4709, page 48, said Register's Office.

4. Deed of Trust from Joseph A. Derryberry to David L. Shirmeyer, Trustee, of record in Book 5055, page 72, said Register's Office, to secure to Mortgage Associates, Inc., the payment of one note dated August 4, 1976, in the original principal amount of $33,500.00, due and payable as set forth therein.

3. Easement for the flow of Sulphur Fork Creek

4. Easement for subsurface disposal system as set forth in the Deed of record in Book 7376, page 358, said Register's Office.

23 07/29 0101 03CHECK 298.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

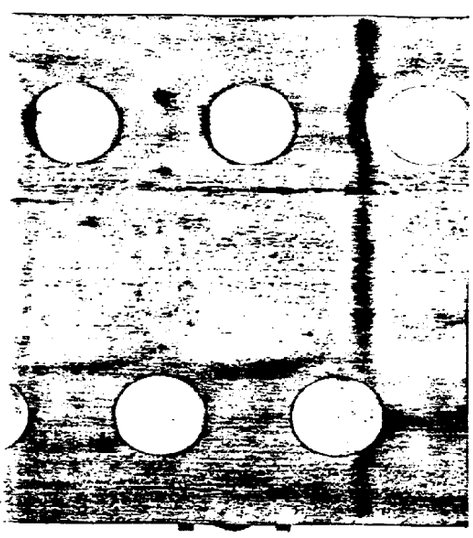
RECEIVED OF _____

FOR _____

BOOK 9421 PAGE 340

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	76000.00
CON TX	281.20
PRFEE	1.00
WDEED	16.00
TOTAL	298.20
CHECK	298.20

07/29/94 01 10:53 0001 2347

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76106
IDENTIF. # REFERENCE

94 JUL 29 AM 10:53

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 818894