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: (kd) (Title No: 35803)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 71500.00

Affiant

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

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Charles G. Barnes 314 Chimney Hill Drive Nashville, Tennessee 37221	Leader Federal Bank for Savings 158 Madison Avenue Memphis, Tennessee 38101-0275	142-08B-99

BOOK 9507 PG 277

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 **Raj Kumari Soni and Depak Soni,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles G. Barnes** 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. 99 on the plan of Coronada Townhome Condominiums, Phase IV, of record in Book 5200, Page 217, 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 Depak Soni and Lal Soni by deed from Karen K. Nelson, unmarried, of record in Book 6315, Page 186, Register's Office for Davidson County, Tenenssee. Lal Soni has since died having devised the subject property to Raj Kumari Soni by Will of record in Book 528, Page 022, Probate Court of Fulton County, Georgia. A certified copy of said Will and Order of the Probate Court of Fulton County, Georgia, Estate Number 151786, of record in Book 1451, Page 269, Probate Court, are attached hereto and made a part hereof by reference.

SUBJECT to Master Deed and By-Laws, which contain restrictive covenants and other matters of record in Book 4901 ,page 679, Book 5202, Page 329, Book 4901, Page 702, Book 5306, Page 241, Book 5522, Page 675, Book 5869, Page 269, all in the Register's Office for said County. All assessments provided for in the above referenced Master Deed and By-Laws, which have become due and payable prior to or at the time of the propsed conveyance msut be paid.

94 NOV -1 AM 10:48
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
04737

This is improved property, known as: 314 Chimney Hill Drive, Nashville, Tennessee 37221

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 October, 1994.

Raj Kumari Soni

Depak Soni

3313 11/01/94 01:01 03CHECK 273.55

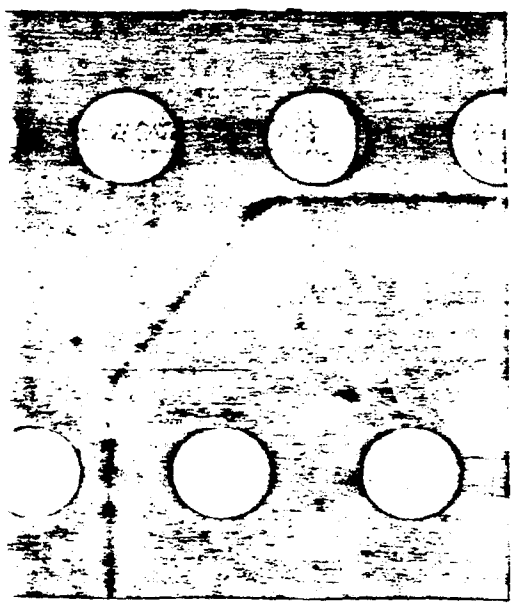
State of Virginia
County of FAIRFAX

On this 20 day of October, 1994, before me the undersigned authority, personally appeared **Raj Kumari Soni** and **Depak Soni**, 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.

SUSAN L. [illegible] NOTARY PUBLIC CF VIRGINIA

Notary Public

My Commission Expires: Jan 98



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

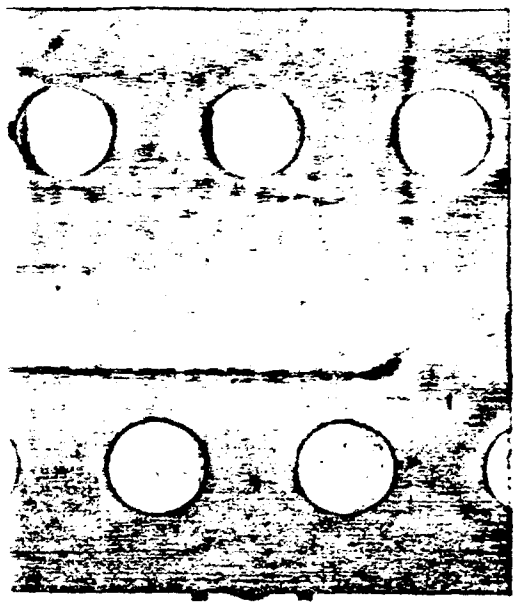
RECEIVED OF _____

FOR _____

BOOK 9507 PG 278

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	71500.00
CON TX	264.55
PRFEE	1.00
WDEED	8.00
TOTAL	273.55
CHECK	273.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BKNK 0001 3313

04737
IDENTIF. ← REFERENCE

94 NOV -1 AM 10:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 849609