06585

IDENTIF. # REFERENCE

60

THIS INSTRUMENT PREPARED BY:
WILLIAMS, SMITH & DOZIER, P.C.
Post Office Box 190632
Nashville, Tennessee 37219-0632

94 NOV -7 AM 9:48

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Randall T. Barber and wife, Brittany P. Barber 417 Eatherly Drive Nashville, TN 37220	National Mortgage Co. 4041 Knight Arnold Road Memphis, TN 38118	Map # 160-4 Parcel # 126

BOOK 9513PG452

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, EMILY KAY LESTER FITZGERALD and husband, JAMES R. FITZGERALD, do hereby transfer and convey unto RANDALL T. BARBER and wife, BRITTANY P. BARBER, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 60 on the Plan of Brentview Hills, Section IV, as of record in Book 3842, Page 225, Register's Office for Davidson County, Tennessee.

Said lot fronts 108 feet on the south side of Eatherly Drive, and runs back 305.50 feet on the east line and 299.85 feet on the west line to a dead line in the rear on which it measures 108.15 feet.

Being the same property conveyed to J.C. Chadwell and wife, Mary S. Chadwell by deed from Claude Dunn Construction Company, Inc. of record in Book 4362, Page 585, Register's Office for Davidson County, Tennessee. The said J.C. Chadwell predeceased Mary S. Chadwell, dying on May 11, 1994, vesting fee simple title in the said Mary S. Chadwell as surviving tenant by the entirety. The said Mary S. Chadwell died intestate on July 1, 1994, leaving the Grantor, Emily Kay Lester Fitzgerald, her daughter, as her sole heir and next of kin. The Grantor, James R. Fitzgerald, husband of Emily Kay Lester Fitzgerald, joins in this conveyance for the purpose of conveying any interest he may have in said property by virtue of the marital relationship.

This land is improved property known as 417 Eatherly Drive, Nashville, Tennessee, 37220.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said RANDALL T. BARBER and wife, BRITTANY P. BARBER, their heirs, successors and assigns forever.

The undersigned covenant with the said RANDALL T. BARBER and wife, BRITTANY P. BARBER, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1994 which are prorated to the date of closing and assumed by the Grantees.

2. Matters set forth on the Plan of record in Book 3842, Page 225, Register's Office for Davidson County, Tennessee.

3. All other easements or restrictions of record, if any, in said Register's Office.

Except as set forth above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said RANDALL T. BARBER and wife, BRITTANY P. BARBER, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 24 day of October, 1994.

Emily Kay Lester Fitzgerald
EMILY KAY LESTER FITZGERALD

James R. Fitzgerald
JAMES R. FITZGERALD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert M. Loffi, a Notary Public in and for said State and County, EMILY KAY LESTER FITZGERALD and husband, JAMES R. FITZGERALD, the within named 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.

Witness my hand and official seal at Nashville, Tennessee this 26th day of October, 1994.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 11-20-96

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $124,000.00.

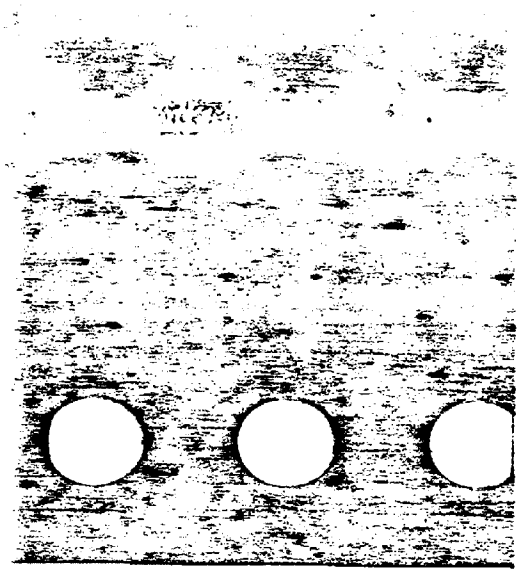
Randall T. Barber
RANDALL T. BARBER

Sworn to and subscribed before me this 26th day of October, 1994.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 11-20-96

527 11/07 0101 03CHECK 467-8



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

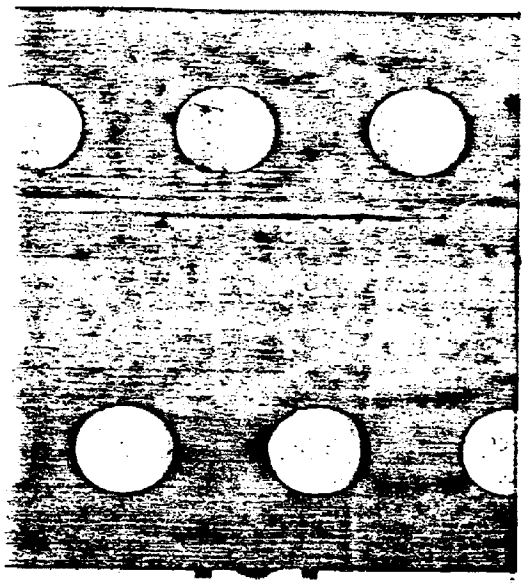
RECEIVED OF _____

FOR _____

BOOK 9513PG454

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	124000.00
			CON TX	458.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	467.80
			CHECK	467.80
11/07/94	01		09:48 0001	5275



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06585
IDENTIF. ↑ REFERENCE

94 NOV -7 AM 9:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 851553