BOOK 9554PG386

97 DEC 22 PM 4:27

MAILENV.

19928

IDENTIFICATION REFERENCE

This instrument prepared by:
H. Marshall Greene, Esq.
GREENE & GREENE
323 Union Street
P. O. Box 198768
Nashville, Tennessee 37219-8768

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Barclay Properties, LLC	Same	118-16-49(98)
c/o Mr. Robert Brown		118-16-48(99)
1716 Andrew Crockett Court		118-16-47(100)
Nashville, Tennessee 37027		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, John C. Groomes, an individual resident of Tennessee (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto Barclay Properties, LLC, a Tennessee Limited Liability Company (hereinafter referred to as the "Grantee") and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, and particularly described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 98, 99 and 100 on the Plan of Sidco, Section III, of record in Book 2663, page 41, Register's Office for said County, to which plan reference is made for a more detailed description.
>
> Being the same property conveyed to John C. Groomes by deed from Robert D. Fulcher, Trustee of record in Book 7095, page 127, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following: (1) Metro taxes for 1995, a lien, but not yet due and payable; (2) Matters shown on the plan of record in Book 2663, page 41 said Register's Office; (3) Easement for use of sewage facilities of record in Book 2707, page 619, in Book 2499, page 86, and in Book 573, said Register's Office, and the conveyance of existing facilities and equipment to City of Nashville of record in Book 3434, page 174, said Register's Office; (4) exception and reservation in favor of the United States of America in and to all fissionable materials as set out in Book 2152, page 347, Said

Register's Office; and (5) Matters shown on the survey by Anderson-Delk and Associates dated December 19, 1986. Grantor further covenants and binds himself, his heirs, successors and representatives to forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the Grantor has set his hand, this 22 day of December 1994.

John C Groomes

John C. Groomes

THE UNDERSIGNED, SUE L. GROOMES, THE SPOUSE OF THE GRANTOR JOINS IN THE EXECUTION HEREOF TO CONVEY ANY MARITAL INTEREST, IF ANY TO THE ABOVE DESCRIBED PROPERTY.

Sue L. Groomes

Sue L. Groomes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me [illegible], a Notary Public in and for the County and State aforesaid, personally appeared John C. Groomes and wife Sue L. Groomes with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) the within named bargainors, and that they acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 22 day of December 1994.

Notary Public

My commission expires:

1/22/95

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this property (whichever is greater) is Three Hundred Thousand and 00/100 Dollars ($300,000.00) and no other monetary consideration.

J. Robert Brown
AFFIANT

Sworn to and subscribed before me
this 22 day of Dec., 1994.

NOTARY PUBLIC

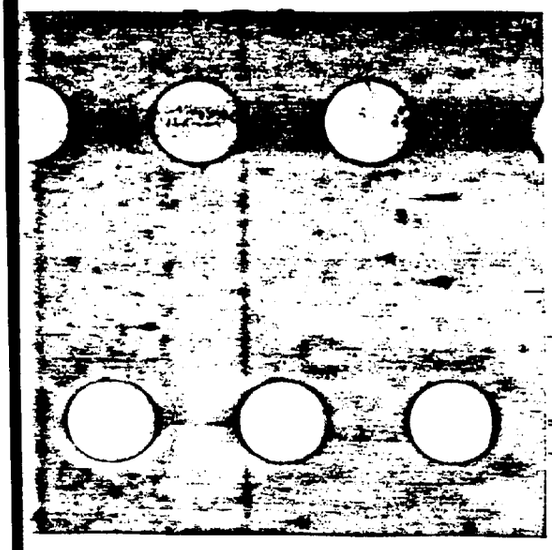
My commission expires:

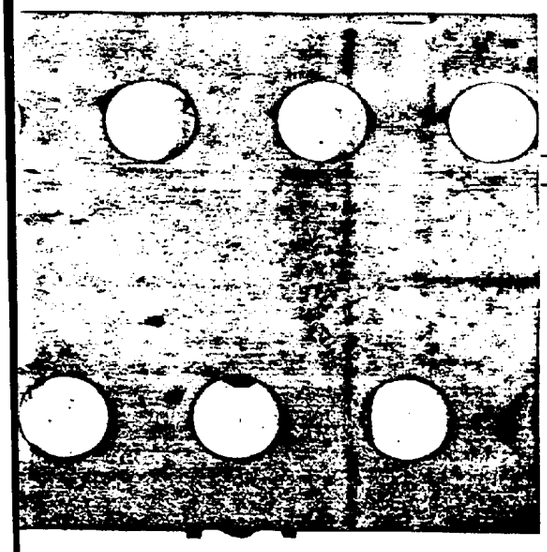
1/22/95

NOTARY PUBLIC AT LARGE

5043 12/22 0101 03CHECK 1123.00

c:\mandaca\warranty.001





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

RECEIVED OF _____

FOR _____

BOOK 9554 PG 389

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	
				300000.00
			CON TX	1110.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1123.00
			CHECK	1123.00
12/22/94	01		16:26 0001	6043

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19928
IDENTIF. ↑ REFERENCE

94 DEC 22 PM 4:27
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 865959