This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 9680 PG 832

ADDRESS NEW OWNER:
Rachel S. Barrett
976 Murfreesboro Road
Nashville, TN 37217

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 119-13
PARCEL 132
6DA-37142

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged. we, Kenneth R. Owens and wife, Frances C. Owens hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rachel S. Barrett, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lots Nos.63 and 64 on the Plan of College Heights, of record in Plat Book 332, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM if that portion previously conveyed to M. L. Hale of record in Book 3802, Page 806, and by Affidavit of Record in Book 3802, Page 811, Register's Office for Davidson County, Tennessee, described as follows:

BEING a portion of Lot No. 64 on the Plan of College Heights of record in Book 332, page 19, Register's Office for Davidson County, Tennessee. Said portion of Lot No. 64 as shown by an unrecorded survey mady by Hickerson-Miller, Engineers and Surveyors, dated September 20, 1958, more particularly described as follows:

COMMENCING at a point in the northerly margin of Morton Street, and the westerly margin of an alley; thence along said alley, in a northerly direction a distance of 192.9 feet to a point; said point being a common point in the intersection of two alleys; thence along the back of Lot No. 64 and 10 feet of the easterly back line of Lot No. 63; running along the southerly margin of the second mentioned alley, a total distance of 41 feet; thence S11°45'E, 178.0 feet to an iron pin in the northerly margin of Morton Street; thence along the northerly margin of Morton Street, in an easterly direction, a distance of 84.9 feet to the point of origin.

The purpose of this conveyance is to convey the remaining portions of Lots Nos. 63 and 64 on the Plan of College Heights, of record in Book 332, Page 19, said Register's Office. No metes and bounds of the legal description being available with an accurate survey.

Being the same property conveyed to Kenneth R. Owens and wife, Frances C. Owens, by deed from Frank M. Bess Jr., and wife, Jimmie Opal Bess of record in Book 7975, Page 848, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 332, Page 19, said Register's Office.

This is improved property known as 470 Morton Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rachel S. Barrett, her heirs and assigns, forever; and we, Kenneth R. Owens and wife, Frances C. Owens do covenant with the said Grantee that we are lawfully

seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9680 PG 833

Witness our hands this the 18th day of May, 1995.

Kenneth R. Owens

Kenneth R. Owens

Frances C. Owens

Frances C. Owens

4330 05/25 0101 03CHECK 149.60

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kenneth R. Owens and wife, Frances C. Owens the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of May, 1995.

M. Lee Barrett

NOTARY PUBLIC

My Commission Expires: 5/23/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 38,000.00.

Mary Holloway

AFFIANT

Subscribed and sworn to before me this 19th day of May, 1995.

M. Lee Barrett

NOTARY PUBLIC

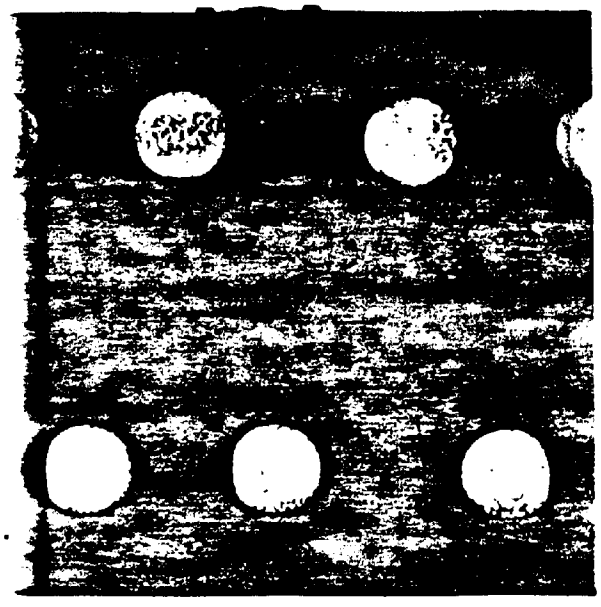
My Commission Expires:

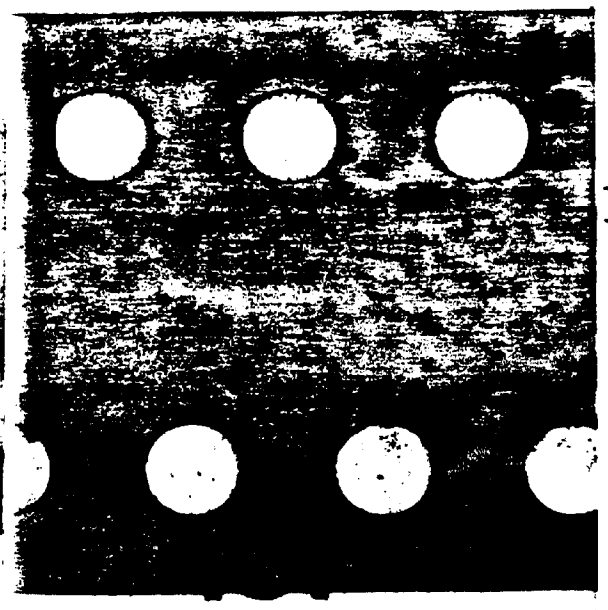
00063760

IDENTIF. ↑ REFERENCE

95 MAY 25 AM 9:32

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9680 PG 834

CD - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CD 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 38000.00
CON TX 140.60
PRFEE 1.00
MDEED 8.00
TOTAL 149.60
CHECK 149.60

05/25/95 01 09:35 0001 4330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00063760
IDENTIF. ↑ REFERENCE

95 MAY 25 AM 9:32
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 913665