File #13139

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

First Title and Escrow Company, Inc.
File Box 9-B

BOOK 9708 PG 151

Address New Owner:
Treglown Patton Warner
4407 Hunt Place
Nashville, TN 37215

Send Tax Bills to
Treglown Patton Warner
3728 West End Ave.
Nashville, TN 37205

Tax Information:
Map: 131-7
Parcel: 61

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixty-Nine Thousand and No/100 Dollars ($69,000.00), cash in hand paid, the receipt of which is hereby acknowledged, ADELAIDE BACKUS HAZARD, formerly Hill, NATALIE SABRA HAZARD FUQUA, HARRIET E. BRUCE, J. ADDISON BARRY, JR., HENRY CLAY BARRY II and ALLEN HAZARD BARRY, the heirs-at-law of Elizabeth Backus Hazard Barry, JOE M. BULLINGTON and BILL C. BULLINGTON, the heirs-at-law of Temperance Reed Hazard Bullington, and HARRIET E. BRUCE ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to TREGLOWN PATTON WARNER, ("Grantee"), unmarried, his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4407 Hunt Place, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

AND Grantors covenant that they 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 as set out on Exhibit "B" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 15th day of June, 1995.

GRANTOR: BOOK 9708 PG 152

Adelaide Backus Hazard
ADELAIDE BACKUS HAZARD

STATE OF TENNESSEE)
)
COUNTY OF Hickman)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADELAIDE BACKUS HAZARD, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 3rd day of June, 1995.

Janet H. Hutchison
Notary Public

My Commission Expires: 11-29-98

BOOK 9708PG153

GRANTOR:

Natalie Sabra Hazard Fuqua

NATALIE SABRA HAZARD FUQUA

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATALIE SABRA HAZARD FUQUA, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 15th day of June, 1995.

Notary Public

My Commission Expires: 11/20/96

GRANTOR:

BOOK 9708 PG 154

Harriet E. Bruce
HARRIET E. BRUCE

STATE OF TENNESSEE)
)
COUNTY OF Hickman)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARRIET E. BRUCE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 3rd day of June, 1995.

Janet H. Hutchison
Notary Public

My Commission Expires: 11-29-98

BOOK 9708 PG 155

GRANTOR:

J. ADDISON BARRY, JR., by Harriet E. Bruce, his attorney-in-fact by power of attorney recorded immediately prior to this instrument

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARRIET E. BRUCE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of J. Addison Barry, Jr., the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 4th day of June, 1995.

Notary Public

My Commission Expires: 9-28-96

GRANTOR:

HENRY CLAY BARRY II

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY CLAY BARRY II, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 5th day of June, 1995.

Anita M. Holden
Notary Public

My Commission Expires: 11-25-95

GRANTOR:

Allen Hazard Barry

ALLEN HAZARD BARRY

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLEN HAZARD BARRY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 4th day of June, 1995.

Notary Public

My Commission Expires: 9-28-96

BOOK 9708PG158

GRANTOR:

Joe M. Bullington
JOE M. BULLINGTON

STATE OF TENNESSEE)
)
COUNTY OF PUTNAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE M. BULLINGTON, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 5th day of June, 1995.

Elsa B. Clark
Notary Public

My Commission Expires: 1-23-99

GRANTOR: BOOK 9708 PG 159

BILL C. BULLINGTON

STATE OF ~~ALABAMA~~ Tennessee)
)
COUNTY OF Putnam)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILL C. BULLINGTON, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 6 day of June, 1995.

Notary Public

My Commission Expires: 8-21-96

GRANTOR:

Harriet E. Bruce
HARRIET E. BRUCE

STATE OF TENNESSEE)
)
COUNTY OF Dickman)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARRIET E. BRUCE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 3rd day of June, 1995.

Janet N. Hutchison
Notary Public

My Commission Expires: 11-29-98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $69,000.00.

Ineglown Patton Warner
Affiant

Subscribed and sworn to before me,
this 15th day of June, 1995.

Notary Public

My Commission Expires: 11/20/96

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Part I Hunt Terrace, as of record in Plat Book 1130, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James O. Hazard and wife, Emma B. Hazard, by deed from Edward E. Marlin and wife, Florence Claudia Marlin, of record in Book 1404, page 130, Register's Office for Davidson County, Tennessee. James O. Hazard has since died, being predeceased by Emma B. Hazard, and devised said property to Elizabeth Backus Hazard Barry, Adelaide Backus Hazard Hill, Natalie Sabra Hazard Fuqua, Temperance Reed Hazard Bullington and James Ovington Hazard, Jr. The said Elizabeth Backus Hazard Barry having predeceased James O. Hazard leaving Harriet E. Bruce, J. Addison Barry, Jr., Henry Clay Barry II and Allen Hazard Barry as her only heirs-at-law. The said Temperance Reed Hazard Bullington having since died leaving Joe M. Bullington and Bill C. Bullington as her only heirs-at-law and the said James Ovington Hazard, Jr. having conveyed his one-fifth (1/5) interest in said property to Harriet E. Bruce by Quitclaim Deed of record in Book 9087, page 475, Register's Office for Davidson County, Tennessee.

Exhibit "B"

1. Taxes for 1995, a lien but not yet due and payable.

2. Restrictive Covenants of record in Book 1286, page 401, Register's Office for Davidson County, Tennessee.

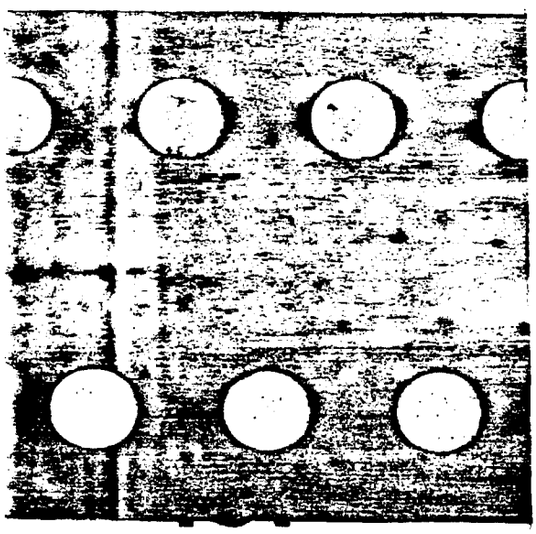
3. Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4116, page 680, Register's Office for Davidson County, Tennessee.

4. Metro. Letter of record in Book 9564, page 972, Register's Office for Davidson County, Tennessee.

5. Notice of vacated property of record in Book 9674, page 258, Register's Office for Davidson County, Tennessee.

J72038
IDENTIF. & REFERENCE
95 JUN 21 AM 10:16
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.
3435 06/21 0101 03CHECK 308.30
3:GEM0602951.VJ





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9708PG164

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 69000.00
CON TX 255.30
PRFEE 1.00
WDEED 52.00
TOTAL 308.30
CHECK 308.30

06/21/95 01 10:17 0001 3435

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0072038
IDENTIF. ↑ REFERENCE

95 JUN 21 AM 10: 16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 922648