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

WARRANTY DEED

BOOK 9885 PG 965

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#13562

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DONALD R. BARNETT (NAME)	NEW OWNER (NAME)	116-10
123 Clarendon Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	17
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JOAN M. LAWRENCE, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD R. BARNETT AND WIFE, JULIE H. BARNETT

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 28 on the Plan of Bransford Realty Company's Berkeley Hills Subdivision, as of record in Plat Book 547, pages 57 and 58, Register's Office for Davidson County, Tennessee, more fully described according to a survey dated March 23, 1929, of record in Plat Book 547, page 195, as follows:

Beginning on the southerly margin of Sutherland Avenue at the corner of Lots Nos. 27 and 28; thence with the line between said two lots, southwardly 190 feet; thence westwardly 51.9 feet to a corner of the property conveyed to Johnson Bransford by deed from Bransford Realty Company, of record in Book 855, page 60, said Register's Office; thence with said John Bransford's northerly line, northwestwardly 71.5 feet, more or less, to the easterly margin of Clarendon Avenue, extended; thence northwardly with the easterly margin of same, on a curve to the left with a radius of 145 deg. a distance of 53.7 feet; thence northwardly 17.5 feet; thence on a curve to the right with a radius of 80 deg. a distance of 113.2 feet to the southerly margin of Sutherland Avenue; thence with same, eastwardly 24.3 feet to the beginning.

Being the same property conveyed to Joan M. Lawrence, unmarried by deed from Michael D. Callaway and wife, Carolyn I. Callaway of record in Book 7716, page 751, said Register's Office.

This conveyance is made subject to all matters appearing on the plans of record in Plat Book 547, pages 57 and 58 and Plat Book 547, page 195, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 123 Clarendon Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 6th day of December, 19 95

Joan M. Lawrence

JOAN M. LAWRENCE

BOOK 9885 PG 966

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN M. LAWRENCE

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 6th day of December, 19 95.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

0131246
IDENTIFICATION REFERENCE

95 DEC 12 AM 10:30
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385,000.00

Julie H. Barnett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 19 95

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

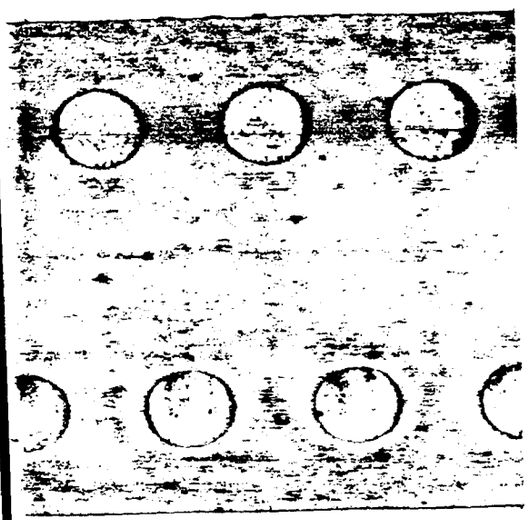
WARRANTY DEED

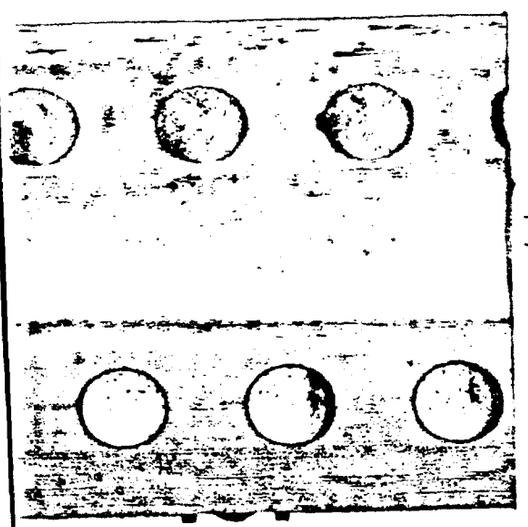
FROM
JOAN M. LAWRENCE

TO
DONALD R. BARNETT AND WIFE,
JULIE H. BARNETT

7404 12/12 0101 03CHECK 1433.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9885 PG 967

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 385000.00
CON TX 1424.50
PRFEE 1.00
WDEED 8.00
TOTAL 1433.50
CHECK 1433.50

12/12/95 01 10:29 0001 7404

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0131246
IDENTIF. ↑ REFERENCE

95 DEC 12 AM 10:30
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 985873