FROM: JOHN MATTHEW POWERS AND
WIFE, PATRICIA OWEN POWERS

TO: DWAYNE W. BARRETT AND WIFE,
KARIN ANDERSON-BARRETT

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Dwayne W. Barrett and wife,	SAME	Map 117-16
Karin Anderson-Barrett		Parcel 217
1029 Maplehurst Lane		
Nashville, Tn. 37204		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $194,500.00.

Affiant

Subscribed and sworn to before me, this the 15th day of April, 1996.

Notary Public

My Comm. Expires: 1/25/97

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, we, John Matthew Powers and wife, Patricia Owen Powers, hereinafter referred to as "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Dwayne W. Barrett and wife, Karin Anderson-Barrett, hereinafter called "GRANTEES", their 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 Lot Nos. 1 and 2 of Block No. 13 on the plan of College Park (Book 843, page 29, Register's Office for Davidson County, Tennessee) and a portion of Clarrice Avenue (closed by Ordinance #87-1608) adjacent to and lying west of said Lot No. 1.
>
> Said property adjoins & fronts together 124.5 feet on the southerly margin of Maplehurst Lane and extends back 153.54 feet on the easterly line and 155.37 feet on the westerly line to a dead line in the rear, measuring 124.85 feet thereon.
>
> Being the same property conveyed to John Matthew Powers and wife, Patricia Owen Powers, by deed from Margo Layne McDowell Porter and James J. McDowell, Jr., as sole heirs at law of Mary Frances Lannom McDowell, of record in Book 8563, page 78, said Register's Office.
>
> Said property is transferred subject to the following:
>
> 1. 1996 Metropolitan Government taxes.

2. All matters as shown on the plan of record in Book 843, page 29, said Register's Office.

3. Rights of the public and possible easements, if any, across that portion of subject property closed by County Bill No. 087-1608.

4. Mortgage Loan Inspection prepared by John Kohl & Co., P.C., dated April 11, 1996, File No. 93196, discloses that the neighbor's drive encroaches onto subject property.

This is improved property known as 1029 Maplehurst Lane, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

WITNESS our hands this 15th day of April, 1996.

John Matthew Powers

John Matthew Powers

Patricia Owen Powers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Matthew Powers and wife, Patricia Owen Powers, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of April, 1996.

Carol K Lewis

NOTARY PUBLIC

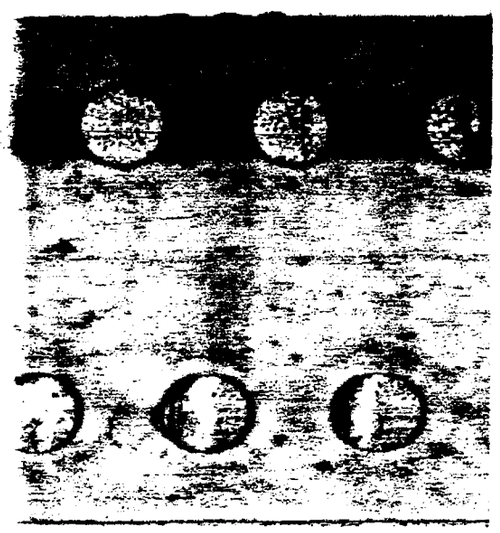
My Commission Expires: 1/25/97

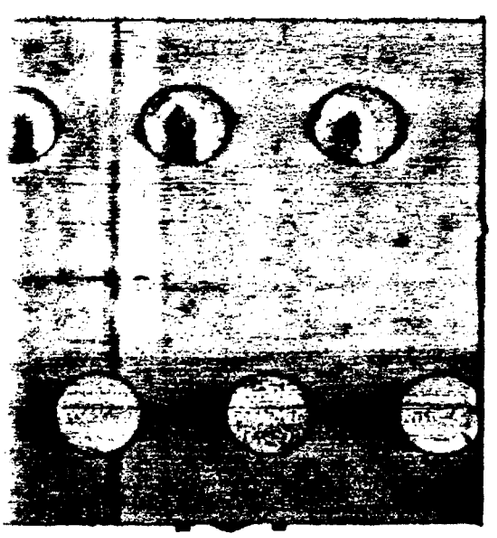
NOTARY PUBLIC AT LARGE

0171581

IDENTIFICATION REFERENCE

10039EA3
10040815





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

RECEIVED OF _____

FOR _____

BOOK 10016 PG 22

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 194500.00
				CON TX 719.65
				PRFEE 1.00
				WDEED 8.00
				TOTAL 728.65
				CHECK 728.65
04/15/96	01			16:04 0001 0748

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0171581
IDENTIF. ← REFERENCE
96 APR 15 PM 4:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1028706