Box 20

0171776

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY: (FRH)
BAKER, DONELSON, BEARMAN & CALDWELL,
A Professional Corporation
511 Union Street, Suite 1700
Nashville, Tennessee 37219

96 FEB 16 AM 10:05

FROM: **ROGERS C. BUNTIN AND WIFE, BETTY O. BUNTIN**
("GRANTORS")

TO: **BEN R. BARTON AND WIFE, MARY K. BARTON**
("GRANTEES")

ADDRESS NEW OWNER:
Ben R. Barton and wife, Mary K. Barton
4402 Howell Place
Nashville, Tennessee 37205

SEND TAX BILLS:
SAME

TAX PARCEL NUMBER
MAP 130-3-6

BOOK 10016 PG 530

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by Ben R. Barton and wife, Mary K. Barton ("Grantees") and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Rogers C. Buntin and wife, Betty O. Buntin ("Grantors") have bargained and sold, and by these presents do transfer and convey unto Grantees, their heirs and assigns, all of their interest in and to two (2) tracts or parcels of land in Davidson County, Tennessee, known as 4402 Howell Place, and described as follows, to-wit:

TRACT I: Being the easterly 200 feet of the northerly 225 feet of lot no. 10 on the Map of Belle Meade Subdivision No. 2, as of record in Book 421, page 51, Register's Office for said County, being part of an unnumbered lot north of Howell Place and east of Jackson Boulevard, shown on plans of record in Book 421, pages 98 and 112, said Register's office.

SAID part of Lot no. 10 fronts 200 feet on the northerly side of a 30-foot unnamed private road, formerly the northerly 30 feet of Howell Place, now abandoned, and runs back between parallel lines 225 feet to a dead line.

TRACT II: Being the northerly 30 feet of that part of Howell Place, now abandoned, adjacent to the above described Tract No. I, on the south and described as follows:

BEGINNING at the southwest corner of the above described Tract No. I; thence with the southerly line of said Tract No. I, eastwardly 200 feet; thence at right angles, southwardly 30 feet to a point 20 feet north of the northeast corner of Lot No. 8 on the Subdivision of Lots Nos. 12 and 13 and Resubdivision of Lots Nos. 10 and 11 of Belle Meade Plan No. 2 as of record in Book 421, page 112, said Register's Office; thence westwardly and parallel with the northerly line of said Lot No. 8, 200 feet to the eastern terminus of Howell Place, as now abandoned, thence northwardly 30 feet to the beginning.

BEING the same property conveyed to ROGERS C. BUNTIN AND WIFE, BETTY O. BUNTIN by DEED from Third National Bank as Trustee under the will of Emma S. Fletcher of record in Will Book 155, page 285, Probate Court for Davidson County, Tennessee, of record in Book 7066, page 537, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

This is improved property known as 4402 Howell Place, Nashville, Tennessee.

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 subject to the following matters:

1. Subject to City of Belle Meade and Metropolitan Government property taxes for 1996 and subsequent years thereafter.

2. Restrictive covenants contained in instrument of record in Book 2547, page 240, Register's Office for Davidson County, Tennessee, which covenants include the following provisions with respect to said property:

> "It is understood and agreed by and between the grantors and the grantee herein, and the same shall be a covenant running with the land, that no part of said property shall ever be used for building purposes, and no improvements other than driveways and shrubbery shall be located thereon, the North 6 feet of which property shall be used, and kept as a grass plot, the center strip of 18 feet in width may be used for driveway purposes, and the South 6 feet of the property shall be kept as a grass shrubbery plot and so maintained by the present grantee, his successors and assigns."

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 this 15th day of April, 1996.

ROGERS C. BUNTIN

BETTY O. BUNTIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jo Lynn Smith a Notary Public in and for the State and County aforesaid, personally appeared **ROGERS C. BUNTIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this the 15th day of April, 1996.

Jo Lynn Smith
Notary Public

My Commission Expires: 11/28/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jo Ann Smith, a Notary Public in and for the State and County aforesaid, personally appeared **BETTY O. BUNTIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this the 15th day of April, 1996.

Jo Ann Smith
Notary Public

My Commission Expires: 11/28/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $660,000.00.

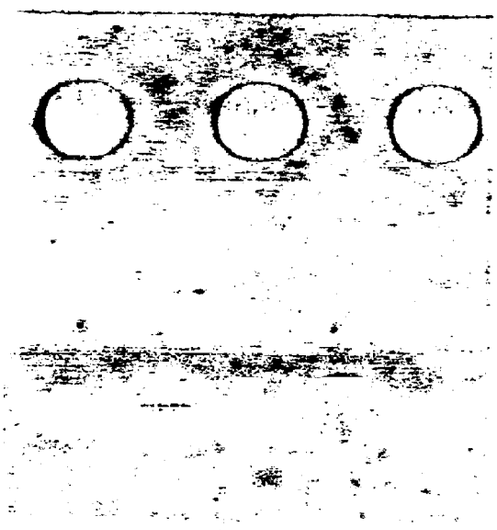
AFFIANT

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

Jo Ann Smith
NOTARY PUBLIC

My Commission Expires: 11/28/98





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10016 PG 533

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
				AMT 660000.00
				CO TX 2442.00
				PRTEE 1.00
				MTGE 12.00
				TOTAL 2455.00
				TENDR 2455.00
				CHG 0.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0171776
IDENTIF. # REFERENCE

96 APR 16 AM 10:05

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 1028917