BOOK 10042 PG 668

0179447
IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (mn) Title No: 37663
Dav. Co. File: Box 8

96 MAY -7 AM 10:31

ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Herbert M. Barrett Barbara A. Barrett 4131 Franklin Pike Nashville, Tennessee 37204	Leader Federal Bank for Savings 158 Madison Avenue Memphis, Tennessee 38101-0275

TAX MAP-PARCEL NUMBERS: 132-6-037

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **H. Cal Turner and spouse, Margaret B. Turner,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Herbert M. Barrett and spouse, Barbara A. Barrett,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, described according to survey of Don Shanklin Engineers, dated March 28, 1972, as follows:

BEGINNING on the westerly margin of the right-of-way of Nashville Interurban Railroad at a stake 3,395.5 feet southward from the center of Caldwell Lane and being the corner of Lots Nos. 17 and 18 on the Revised Plat of part of Thompson's Glen Leyen Subdivision, of record in Plan Book 3, page 20, Register's Office for said County; thence with the line between said two lots and beyond, South 81 degrees 56' east 887.66 feet to an iron pin; thence north 6 degrees 5' west 47.6 feet to an iron pin; thence north 3 degrees 00' east 200.0 feet to an iron pin; thence north 82 degrees 01' east 847.5 feet to an iron pin in the westerly margin of the right-of-way of Nashville Interurban Railroad; thence South 8 degrees 6' east with the westerly margin of the right-of-way of Nashville Interurban Railroad 242.57 feet to the point of beginning, and containing 4.86 acres, more or less.

BEING the same property conveyed to H. Cal Turner and wife, Margaret B. Turner by deed from Bailey Enterprises, Inc. of record in Book 6980, page 979, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 6479 Page 841 said Register's Office, and to the matters set forth in the referenced Plan of record.

H. Cal Turner is one and the same person as H. Cal Turner, Jr.

This instrument is executed on behalf of H. Cal Turner and Margaret B. Turner by Jeff Ostler as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 4131 Franklin Pike, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of April, 1996.

H. Cal Turner, Jr.
H. Cal Turner, By: Jeff Ostler, Atty-In-Fact

Margaret B. Turner
Margaret B. Turner, By: Jeff Ostler, Atty-In-Fact

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1862500.00

Affiant

Sworn and subscribed before me on the 26th day of April, 1996.

Notary Public

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

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 **Jeff Ostler**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **H. Cal Turner, Jr.** and **Margaret B. Turner**, as Attorney-in-Fact, as the free act and deed of the said principal.

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of April, 1996.

Notary Public

My Commission Expires:_____

My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: H. Cal Turner and Margaret B. Turner

TO: Herbert M. Barrett and Barbara A. Barrett

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Jeff Ostler, Affiant

Sworn to and subscribed before me this

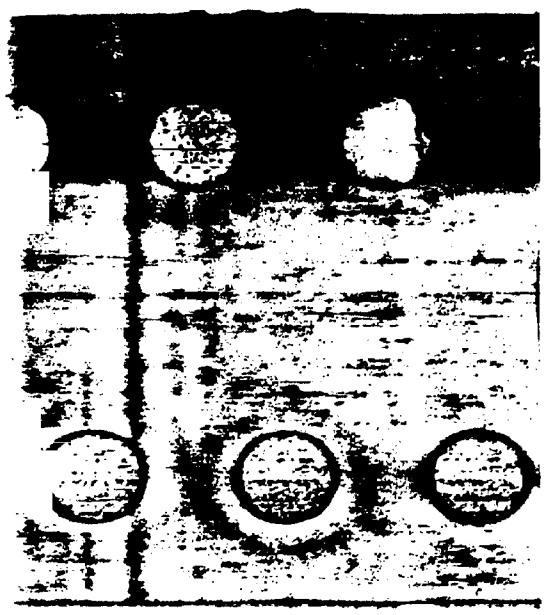
26th day of April, 1996.

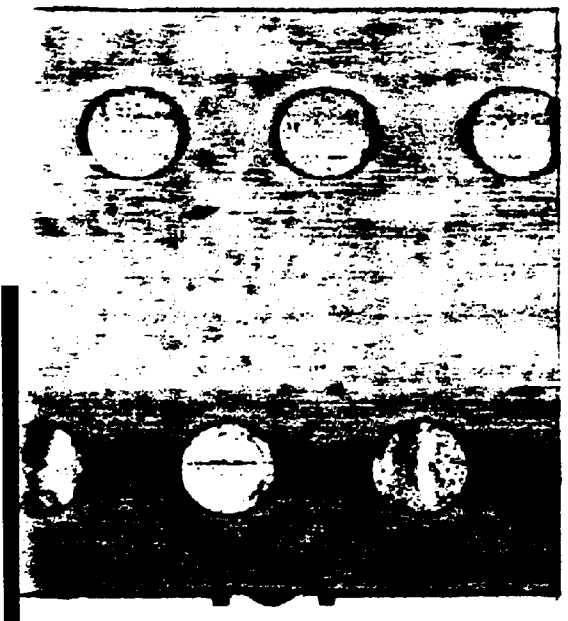
Notary Public

My Commission Expires:_____

My Commission Expires 9/18/99

3053 05/07 0101 03CHECK 6904.25





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10042 PG 671

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
1862500.00
CON TX 6891.25
PRFEE 1.00
WDEED 12.00
TOTAL 6904.25
CHECK 6904.25

05/07/96 01 10:33 0001 9053

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179447
IDENTIF. ↑ REFERENCE

96 MAY -7 AM 10:31
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1037061