0183476 BM36 PLD

IDENTIF. & REFERENCE

BOOK 10055 PG 372

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

95 MAY 23 PM 3:33

WARRANTY DEED

Name and Address of New Owner: **James A. Barnett and Donna M. Barnett** **6032 Port Anadarko Trail** **Hermitage, Tennessee 37076**
Send Tax Bills To: **Regions Mortgage, Inc.** **P.O. Box 2489** **Montgomery, Alabama 36102-2489**
Street Address of Subject Property: **Map-Parcel No:** **6032 Port Anadarko Trail** **Map 97-8** **Hermitage, Tennessee 37076** **Parcel 19**

FOR AND IN CONSIDERATION of Ten ($10.00) 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, **CRAIG O'SHONEY AND WIFE, LORI O'SHONEY,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JAMES A. BARNETT AND WIFE, DONNA M. BARNETT,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 295, Seciton 8 on the Plan of Lake Park of record in Book 4885, page 184, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Craig O'Shoney and wife, Lori O'Shoney by deed from Jeffrey B. Gainous and wife, Dorothy B. Gainous of record in Book 8587, page 384, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above described parcel of land is subject to the following:
>
> 1. 1996 Davidson County taxes which have been prorated between the parties and assumed by the Grantees;
>
> 2. All matters shown on the Plan of record in Book 4885, page 184, Register's Office for Davidson County, Tennessee;
>
> 3. Restrictive covenants of record in Book 5063, page 375, said Register's Office.

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 17th day of May, 1996.

CRAIG O'SHONEY

LORI O'SHONEY

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

On this 17th day of May, 1996, before me personally appeared Craig O'Shoney and wife, Lori O'Shoney, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

Notary Public

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

My Commission Expires:_____

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $143,000.00.

Affiant

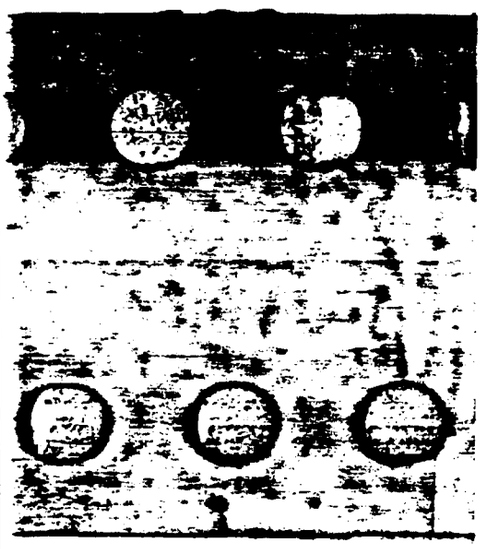
Subscribed and sworn to before me, this the 17th day of May, 1996.

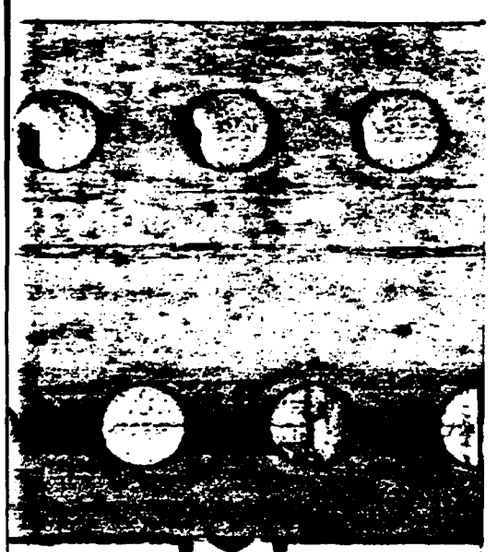
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

My Commission expires:_____

MAY 20 11:21 AM 538.10





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10055 PG 374

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 143000.00
				CON TX 529.10
				PRFEE 1.00
				MDEED 8.00
				TOTAL 538.10
				CHECK 538.10
			05/20/96 01	15:37 0001 3523

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183476
IDENTIF. # REFERENCE

96 MAY 20 PM 3:33

DAVIDSON COUNTY, TN.

No. 1041466