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: (jb) Title No: 38076
Dav. Co. File: Box 8

BOOK 10148 PG 963

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert R. Enkema, III 132 Kenner Avenue Nashville, Tennessee 37205	Chase Manhattan Mortgage Corporation 4915 Independence Parkway Tampa, FL 33634

TAX MAP-PARCEL NUMBERS: 116-03-064

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 **Phil S. Barksdale, Executor and Trustee with full power,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Robert R. Enkema, III, and spouse Elizabeth Enkema,** 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, being Lot No. 12 on the plan of Kenner-Manor Land Co's Second Subdivision of the Kenner Tract of record in Book 421, page 100, Register's Office for said County.

SAID Lot No. 12 fronts 100.0 feet on the northeasterly margin of Kenner Avenue and extends back 227.5 feet on the northwesterly line and 221.0 feet on the southeasterly line to a dead line in the rear, measuring 100.16 feet thereon.

BEING the same property conveyed to Elizabeth Corinne Manning McCullough of record in Book 4216, page 518, said Register's Office. Elizabeth Corinne Manning McCullough has since died, unmarried and testate and devised said property to Sara Elizabeth McCullough by will of record in Will Book 159, page 549, Probate Court Clerk's Office for Davidson County, Tennessee. Sara Elizabeth McCullough has since died, unmarried and testate. By will of record in Will Book 9, page 71, Clerk and Master Office for Robertson County, Tennessee, (a certified copy of which is being recorded contemporaneously herewith), the said Sara Elizabeth McCullough appointed and empowered Phil S. Barksdale as her Executor and Trustee with full power to effectuate said conveyance. Letters Testamentary dated April 29, 1996 were issued to Phil S. Barksdale and are of record in Probate Book 8, page 71, Clerk and Masters Office for Robertson County, Tennessee.

The will of Sara Elizabeth McCullough granted to D. Louise Fisher the elective right to the lifetime use of the described property. D. Louise Fisher did not elect to exercise such right and her affidavit waiving such rights and disclaiming any interest in said property is attached as Exhibit "A" to this deed and incorporated herein by reference.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 132 Kenner Avenue, Nashville, Tennessee 37205

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 2nd day of August, 1996.

ESTATE OF SARA E. McCULLOUGH

Phil S. Barksdale, EXECUTOR

BOOK 10148 PG 964

Phil S. Barksdale, Executor

State of Tennessee
County of Davidson

On this 2nd day of August, 1996, before me the undersigned authority, personally appeared **Phil S. Barksdale**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

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: $ 153000.00

8/2/96
Affiant

Sworn and subscribed before me on the 2nd day of August, 1996.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

96107 0101 03CHECK 579.10

Exhibit "A"

THIS INSTRUMENT PREPARED BY:
Wilkins and Ivey, Attorneys
2405 Crestmoor Road; P. O. Box 150157
Nashville, TN 37215-0157
Ph.(615) 298-3312 - Fax 292-8746

BOOK 10148 PG 965

AFFIDAVIT

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

1. That she is the D. Louise Fisher who was named in the Last Will and Testament of Sara Elizabeth McCullough, deceased, the said will having been probated in the Probate Court of Robertson County, Tennessee on April 29, 1996, a certified copy of said will having been filed for record in the office of the Register of Deeds for Davidson County.

2. That she has seen and is familiar with the terms of said will and specifically, the provisions contained in Item 5, Page 2 thereof, which terms gave her a lifetime right to the use of property at 4682 Reeder School Road, Greenbrier, Tennessee 37073; but which further provided that she could elect instead to have the lifetime use of a house at 132 Kenner Avenue, Nashville, Tennessee.

3. That she did not elect to take her optional interest in the said 132 Kenner Avenue property, has so notified Phil S. Barksdale, Executor and Trustee under said will, and that she therefore hereby waives and disclaims any interest which she could have asserted in the property at 132 Kenner Avenue under the terms of the will.

Further the Affiant saieth not.

D. Louise Fisher

D. Louise Fisher

Sworn to and subscribed to before me on this 1st day of August, 1996.

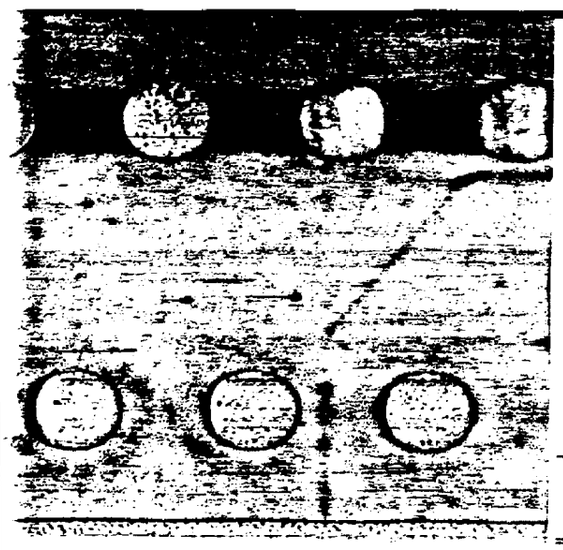
SUSAN M. LARGE NOTARY PUBLIC ROBERTSON

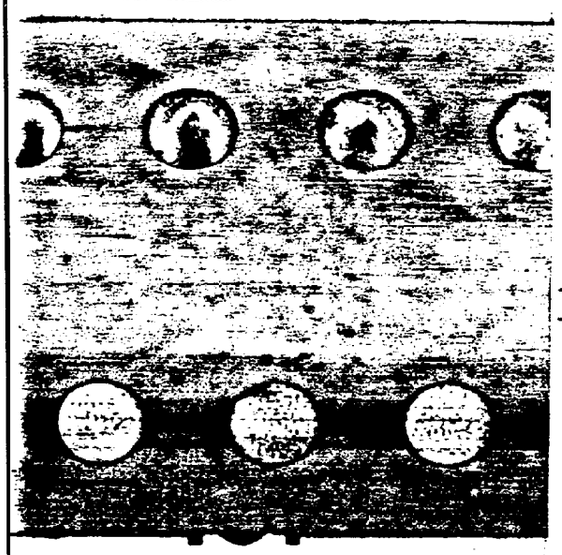
Notary Public

My Comm. Expires: May 23, 2000

96 AUG -7 AM 10:35
DAVIDSON COUNTY, TN.

02120 37
IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10148 PG 966

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	
				153000.00
			CON TX	566.10
			PRFEE	1.00
			WDEED	12.00
			TOTAL	579.10
			CHECK	579.10
08/07/96	01		10:40 0001	4332

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02112037
IDENTIF. ↑ REFERENCE

96 AUG -7 AM 10:35

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1016937