Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10163 PG 55
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Charles T. Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August 19 96

Phyllis Keenon
Notary Public

MY COMMISSION EXPIRES: 5-24-97
AT (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles T. Barnes (NAME)	same (NAME)	MAP 71-11
315 Marshall Street (ADDRESS)	(ADDRESS)	PARCEL 116
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	12DA41855

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dwayne W. Dean Bailey and wife, Cathy Bailey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles T. Barnes and wife, Terri L. Barnes

HEREINAFTER CALLED THE 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 the east 1/2 of Lot No. 44 on the Map of Trinity Heights Addition, as of record in Book 161, page 38, Register's Office for said County.

Said part of said Lot fronts 50 feet on the north side of Marshall Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Dwayne W. Dean Bailey and wife, Cathy Bailey by deed from M. Norris Jenkins, Trustee of record in Book 8200, page 808, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

Subject to a Deed of Trust to Gertrude R. Brown of record in Book 5670, page 87, Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 315 Marshall Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 hand s this 16th day of August 19 96

Dwayne W. Dean Bailey by Sharron B. Todd ATT'Y IN FACT
Dwayne W. Dean Bailey

Cathy Bailey by Sharron B. Todd ATT'Y IN FACT
Cathy Bailey
by Sharron Todd by Power of Attorney recorded simultaneous herewith

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On August 16, 1996, before me personally appeared Sharron Todd to me known to be the person who executed the foregoing instrument in behalf of Dwayne W. Dean Bailey and Cathy Bailey and acknowledged that she executed same as the free act and deed of said above named for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of August 1996.

My Commission Expires:
5-24-97

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

02116674
IDENTIF. ↑ REFERENCE

96 AUG 21 PM 12:09
FELIX E. HALSELL REGISTER
DAVIDSON COUNTY, TN.

Prpepared By:

COOMER AND JENKINS
SUITE 230
392 HARDING PLACE
NASHVILLE, TN 37211

Box 17

BOOK 10163 PG 57

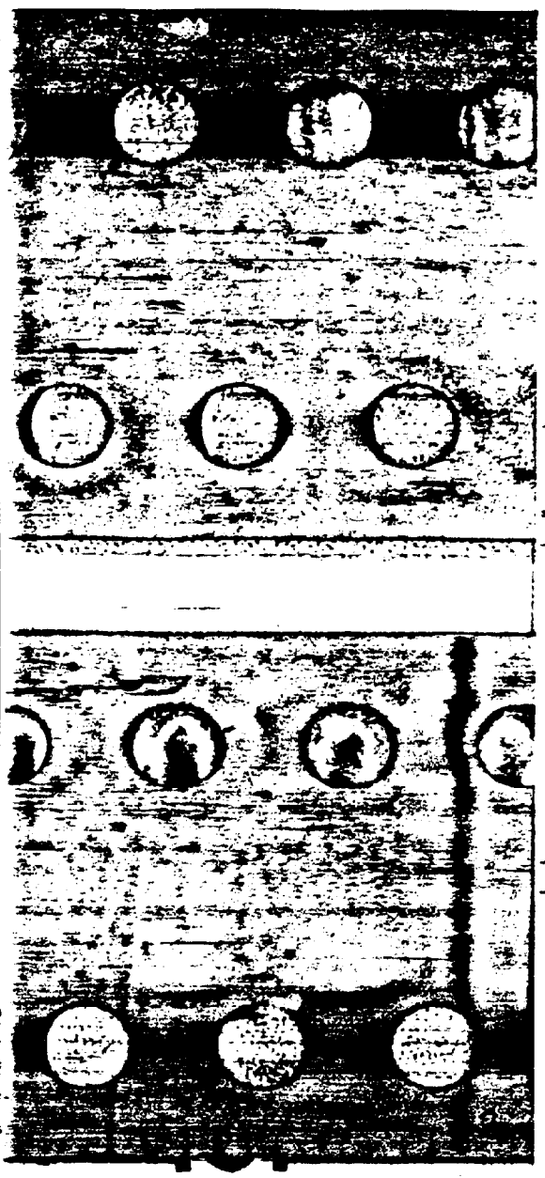
I Terri L. Barnes, do grant Charles T. Barnes permission to place my signature on the purchase of a house located at---- 315 Marshal St. Nashville, Tennessee. House to be in the names of Charles T. Barnes and Terri L. Barnes.

signed Terri L Barnes
Date 8/14/96

Angi Arrowood, Notary

ANGIE ARROWOOD
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Oct. 16, 2000

9307 08/21 0101 03CHECK 116.60



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

RECEIVED OF _____

FOR _____

BOOK 10163 PG 58

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 28000.00
				CON TX 103.60
				PRFEE 1.00
				WDEED 12.00
				TOTAL 116.60
				CHECK 116.60
			08/21/96 01	12:11 0001 9307

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216674
IDENTIF. # REFERENCE

96 AUG 21 PM 12:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1021867