58

WARRANTY DEED

BOOK 10190 PG 90

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: 11/30/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Carroll (NAME)	Association Benefit Concepts (NAME)	MAP 106
606 Millwood Drive (ADDRESS)	1101 Kermit Drive (ADDRESS)	PARCEL 129
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

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, M. Lee Barrett, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Carroll and James P. Carroll, Jr., each a 1/2 undivided interest

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 a tract or parcel of land and being Property Map 106, Parcel 129, and also being part of an unnumbered parcel as shown on the Plan of Millwood, Section 1, as of record in Book 4460, page 84, Register's Office for Davidson County, Tennessee, described according to said plan as follows:

Beginning at an iron pin in the southeasterly margin of Millwood Drive being the southwest corner of property conveyed to Rich Products Corporation in Book 5317, page 125, said Register's Office and the northwest corner of the property herein conveyed and described as follows: South 57 degrees 50' 09" East with Rich Products Corporation's southerly line 201.54 feet to the center line of Mill Creek, thence South 32 degrees 09' 51" West with the center line of Mill Creek 155 feet, more or less, to the northeast corner of property conveyed to Luton B. Hill, et ux in Book 5197, page 617, said Register's Office, this point also being 15 foot, more or less, from the northeast corner of Lot 1, thence North 49 degrees 00' West 202.4 feet with Hill's northerly line to a point in the southesterly margin of Millwood Drive, thence with said margin in a northeasterly direction 124.63 feet, more or less, to the point of beginning.

CONTINUED

unimproved ( )
This is improved (X) property, known as 606 Millwood Drive, Nashville, Tennessee 37217
(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 my hand this 6th day of September, 19 96

M. Lee Barrett

M. Lee Barrett, Jr.

BOOK 10190 PG 91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. Lee Barrett, Jr.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 6th day of September 19 96.

Commission expires 11-30-97

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

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to M. Lee Barrett, Jr. by deed from Harry Zaharias and wife, Judy Zaharias, of record in Book 6294, page 179, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Plan of record in Book 4460, page 84, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

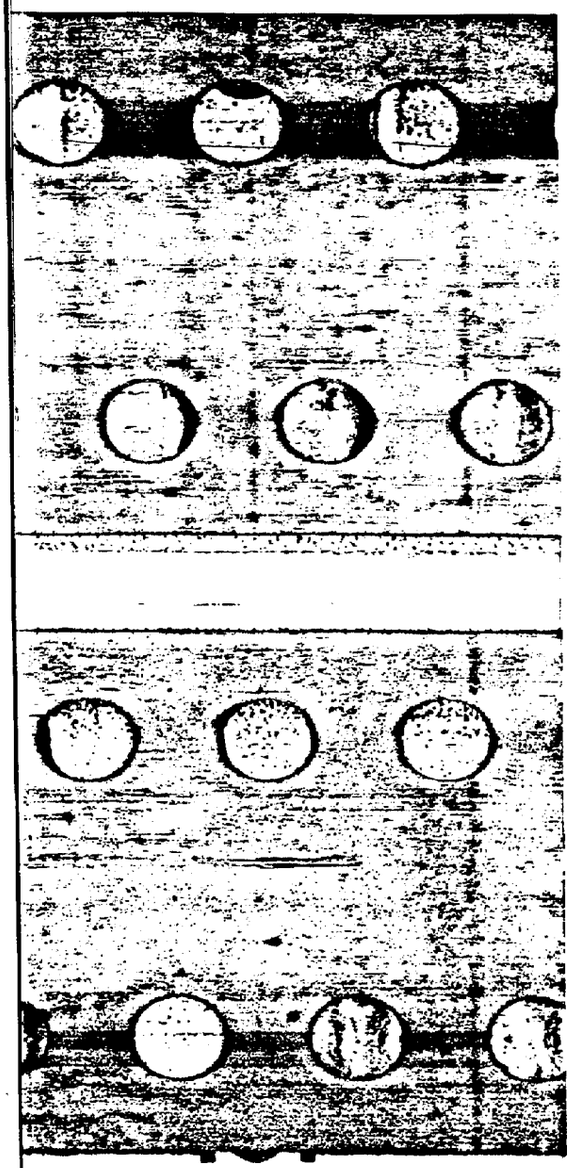
Easement for sanitary sewer of record in Book 3531, page 558, said Register's Office.

Easement as set out in Book 4950, page 395, said Register's Office.

Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

3041 09/13 0101 03CHECK 1049.00

0224819
IDENTIF. ↑ REFERENCE
96 SEP 13 AM 10: 22
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10190 PG 93

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

DAMT	280000.00
CON TX	1036.00
PRFEE	1.00
WDEED	12.00
TOTAL	1049.00
CHECK	1049.00

09/13/96 01 10:26 0001 8041

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0224819
IDENTIF. ↑ REFERENCE

96 SEP 13 AM 10:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1030493