This instrument prepared by
and Return to
Leitner, Williams, et al.
First American Center
Nashville, Tennessee 37238

BOOK 10207 PG 690

New Owner:	Send Tax Bills To.	Property Address:
Nashville Area Habitat for Humanity, Inc. 1103 Chapel Avenue Nashville, TN 37206	SAME	1727 1/2 Heiman Street Nashville, TN MAP PARCEL NUMBER 81-15 42600

WARRANTY DEED

This conveyance, made and entered into as of the 30th day of September, 1996 by and between Karl W. Barnes, married, hereinafter referred to as "Grantor", and Nashville Area Habitat for Humanity, Inc., hereinafter referred to as "Grantee".

Witnesseth: That for and in consideration of Ten ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being the easterly 13 feet of lot No. 3 and the westerly 27 feet of lot No. 4 in Harding's Addition, a plan of which is of record in Book 21, page 81 Register's Office for said County.

Said parts of lots No. 3 and 4 front together 40 feet on the southerly side of Heiman Street and extend back between parallel lines 152 feet to an alley.

Being the same property conveyed to F. R. Webster, Trustee by deed of record in Book 2543, page 222, Register's Office for Davidson County, Tennessee. F. R. Webster is one and the same person as Frank Robert Webster, who died testate on February 24, 1979 and devised said property to his wife, Carrie Lena Webster, for life, with the remainder interest to his daughter, Frances W. Barnes by will of record in Will Book 126, page 508, said Register's Office. An Affidavit of Heirship of record in Book 5478, page 566, said Register's Office indicates that said property was owned by Frank Robert Webster individually, unimposed with any trust, and that Frances W. Barnes predeceased Frank Robert Webster on June 18, 1974, leaving Karl Webster Barnes as her sole issue. An Affidavit of Heirship of record in Book 6546, page 678, said Register's Office indicates that Carrie Lena Webster died intestate on September 25, 1984, leaving said property vested in Karl Webster Barnes.

THIS IS UNIMPROVED PROPERTY AT 1727 1/2 HEIMAN STREET, NASHVILLE, TENNESSEE, WHICH IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

To have and to hold the aforesaid real estate, together with all the appurtenances and hereditament thereunto belonging or in anyway appertaining unto the said Grantee, its heirs and representatives, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized and possessed in fee simple of the aforedescribed real estate that the Grantor has a good right to sell and convey the same; that the same is unencumbered except for 1996 real property taxes and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duty authorized so to do) the day and year first above written.

Karl W. Barnes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Karl W. Barnes, married, the within named bargainor, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 1996.

Notary Public

BETH M. WILSON NOTARY PUBLIC AT LARGE

Commission Expiration: 9/27/97

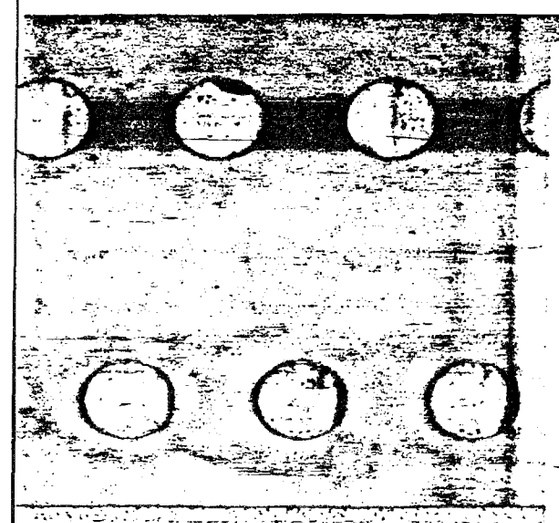
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $6,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant
Subscribed and sworn to before me this 30th day of September, 1996.

Notary Public
Commission Expires: 9/27/97 C:\EMW\CLOSINGS.WDS\BARNES.DED

0230791
IDENTIF. & REFERENCE

4355 09/30 0101 03CHECK 33.05



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

RECEIVED OF _____

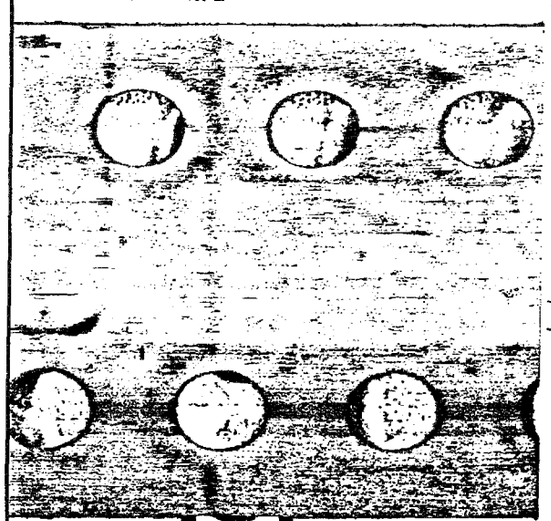
FOR _____

BOOK 10207 PG 692

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	6500.00
			CON TX	24.05
			PRFEE	1.00
			WDEED	8.00
			TOTAL	33.05
			CHECK	33.05
09/30/96	01		13:52 0001	4355

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0230791
IDENTIF. & REFERENCE

96 SEP 30 PM 1:48
[illegible] REGISTER
DAVIDSON CO., TN.

No. 1036747