BOOK 10211 PG 449

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: 7/20/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERRY BARNES	SAME	MAP 53-12
(NAME)	(NAME)	
701 EVERGREEN TRAIL		PARCEL 105
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115		
(CITY) (STATE) (ZIP)	(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, JACK B. BARNES AND WIFE, JUDITH F. BARNES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY 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 Lots Nos. 6 and 7 and the westerly one-half (1/2) of Lot No. 8, of Block 6 on the Plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, which plan or plat is of record in Book No. 547, page 97, Register's Office for said County.

Said lots front 62 1/2 feet on the northeasterly side of Concrete Drive now Old Hickory Boulevard, and run back between parallel lines 120 feet to an alley, said lOt No. 6 running back with the southeasterly margin of 30th Street.

Being the same property conveyed to Jack B. Barnes and wife, Judith F. Barnes by deed of record in Book 4066, page 365, Register's Office for Davidson County, Tennessee.

Included in the above described premises, but EXPRESSLY EXCLUDED THEREFROM is a portion of the above described premises having been vested in the State of Tennessee pursuant to Final Judgment in the Sixth Circuit Court for Davidson County, Tennessee, No. C-354, and of record in Book 5155, page 926, Register's Office for Davidson County, Tennessee, and described as follows:

Being a part of Lots 6, 7 and 8, Block 6, on the Plan of Dobbs and Elliotts Subdivision No. 1, of record in Book 547, page 97, and more particularly described as follows:

BEGINNING at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast margin of 30th Street; thence along the said southeast margin north 44 deg. 15 min. east 15 feet, more or

CONTINUED

unimproved ( )
This is improved (X) property, known as 3001 HADLEY AVENUE, OLD HICKORY, TN 37138
(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 27th day of September 19 96

Jack B. Barnes
JACK B. BARNES

Judith F. Barnes
JUDITH F. BARNES

LEGAL DESCRIPTION CONTINUATION

less, to a point; thence along the curve left having a radius of 22.5 southwardly for 21 feet, more or less, to a point; thence south 45 deg. 45 min. east 43 feet, more or less, to a point; thence south 44 deg. 15 min. west 5 feet, more or less, to a point in the said northeast margin; thence along the said northeast margin north 45 deg. 45 min. west 62.5 feet to the point of beginning.

Jack B Barnes
JACK B. BARNES

Judith F. Barnes
JUDITH F. BARNES

BOOK 10211 PG 451

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JACK B. BARNES AND WIFE, JUDITH F. BARNES

the bargainor s, with whom 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 and official seal at GOODLETTSVILLE, Tennessee, this 27th day of September, 1996.

Commission expires 1/20/98

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

0231796

IDENTIFICATION REFERENCE

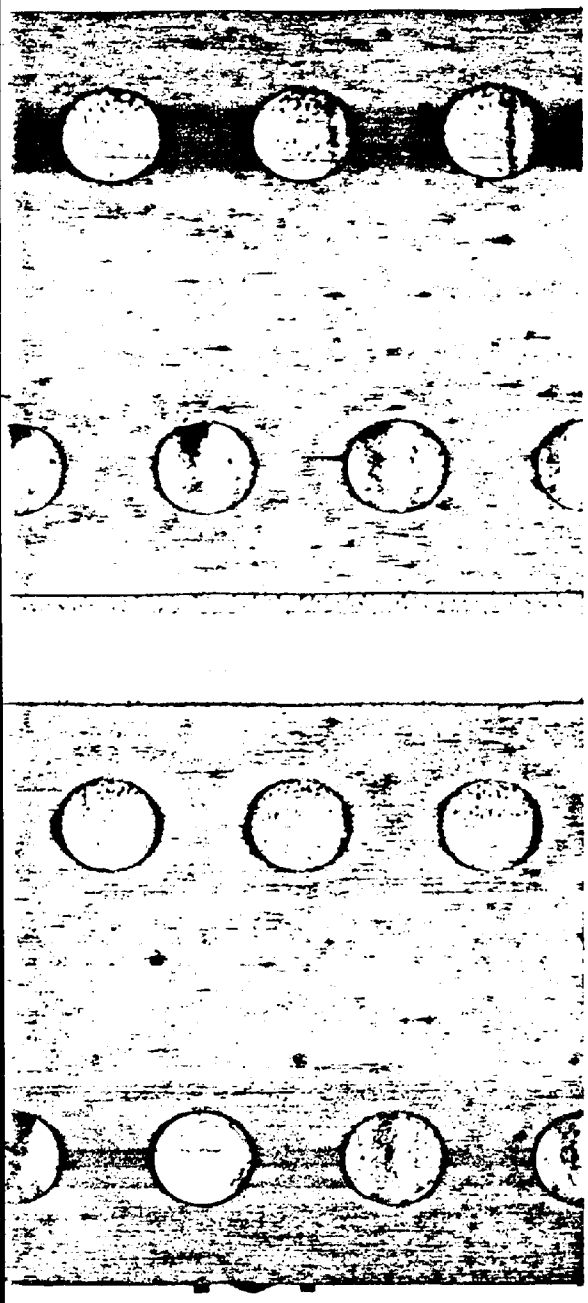
96 OCT -2 AM 9:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

5414 10/02 01:01 03CHECK

642.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10211 PG 452

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	
				170000.00
			CON TX	629.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	642.00
			CHECK	642.00
10/02/96	01		09:42 0001	5414

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02311796
IDENTIF. & REFERENCE

96 OCT -2 AM 9:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1072496

No. [redacted]