B6452

WARRANTY DEED

BOOK 10235 PG 276

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

David Brent Barcus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 19 96

Brenda K Behrman
Notary Public

MY COMMISSION EXPIRES: 3/6/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Brent Barcus (NAME)	H. Charles Barcus, Jr. (NAME)	116-3A-26-CO
4505 Harding Road, Unit 3W (ADDRESS)	#8 Sunset Lane (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Kirkwood, MO 63122 (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, H. Charles Barcus, Jr. and wife, Ann H. Barcus

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Brent Barcus and wife, Susan Shurtz Barcus

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:

Those certain premises comprising a portion of Royal Oaks Tower, said project having been established as a Horizontal property Regime, by Master Deed and Declaration and By-Laws dated the 22nd of May 1973, and recorded in Register's Office for Davidson County, Tennessee, in Book 4710, page 901, and said premises being more particularly described as follows:

Unit labeled 3W of said project as shown on the plan recorded in Book 4460, page 189, Register's Office for Davidson County, Tennessee, together with the undivided 1.46881% percentage interest in the Common Elements appurtenant to said unit as set forth in the Master Deed and Declaration. Reference is hereby made to the plan of Royal Oaks Tower of record in Book 4460, page 189, for a more complete identification and description of such unit.

Being the same property conveyed to H. Charles Barcus, Jr. and wife, Ann H. Barcus by deed from Martha Marna Graves of record in Book 8991, page 892, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4505 Harding Road, Unit 3W, Nashville, TN 37205
(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 18th day of October 19 96

H. Charles Barcus, Jr.

Ann H. Barcus

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 H. Charles Barcus, Jr. and wife, Ann H. Barcus

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 Brentwood, Tennessee, this 18th day of October 1996.

Commission expires 3/10/99

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_____.

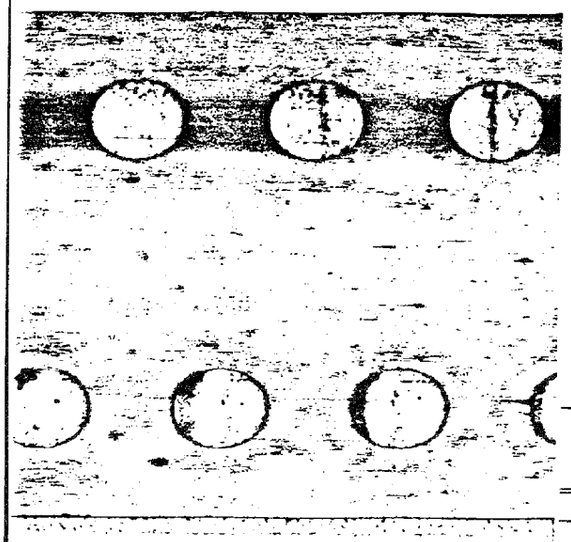
My commission expires _____

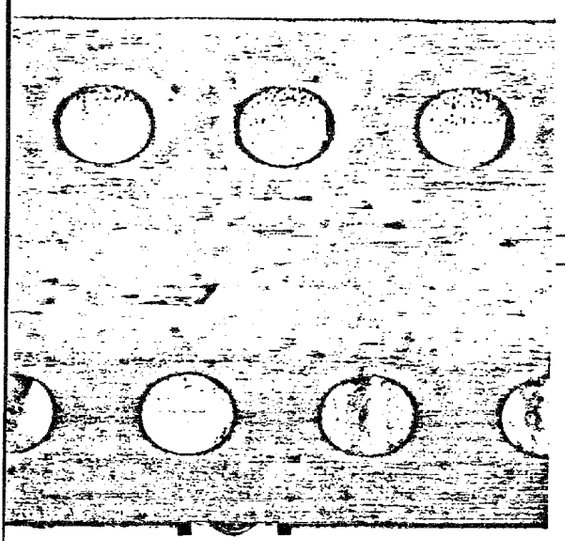
Notary Public

0239348
IDENTIFICATION REFERENCE

96 OCT 24 AM 8:51
REGISTER
DAVIDSON COUNTY, TN.

351.3 10/24 0101 03CHECK 175.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11235 PG 278

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
				~~SAMT 45000.00~~
				CON TX 166.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 175.50
				CHECK 175.50
			10/24/96 01	08:52 0001 3518

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239348
IDENTIF. ↑ REFERENCE

96 OCT 24 AM 8:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1080495

No [redacted]