Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #96-1198

BOOK 10237 PG 314

WARRANTY DEED

4241 10/25 0101 03CHECK 94.10

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Terrence M. McGovern,** and wife **Linda L. McGovern**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Van Eddie Bayne,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Unit E-13, of Barcelona Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6400, Page 801, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Terrence M. McGovern and wife Linda L. McGovern by deed of record in Book 6487, Page 521, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

96 OCT 25 PM 12:05
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

02400026
IDENTIF. & REFERENCE

This is improved property, known as: 270 Tampa Drive, Unit E-13, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 22nd day of October, 1996

Terrence M. McGovern by Linda L. McGovern his attorney in fact Linda L. McGovern

Terrence M. McGovern by Linda L. McGovern his attorney in fact

Linda L. McGovern

Linda L. McGovern

BOOK 10237 PG 315

State of Tennessee)
County of Davidson)

On this the 22nd day of October, 1996, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Linda L. McGovern, individually and as Attorney in Fact for Terrence M. McGovern**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$23,000.00**.

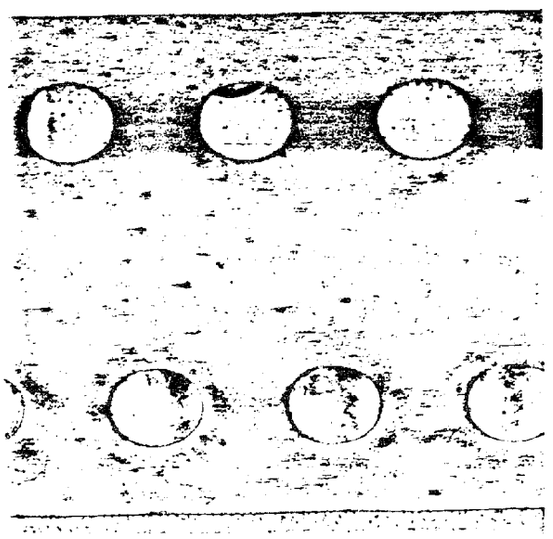
Van Eddie Bayne
Affiant

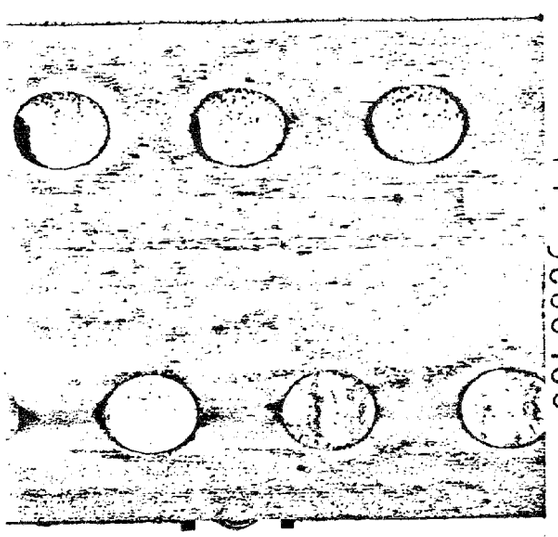
Sworn and subscribed before me on this the 22nd day of October, 1996.

Notary Public

My Commission Expires: 11-22-97

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Van Eddie Bayne	SAME	133-16-A-48CO
270 Tampa Drive, Unit E-13		
Nashville, TN 37211		





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10237 PG 316

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	23000.00
CON TX	85.10
PRFEE	1.00
MTGFEE	8.00
TOTAL	94.10
CHECK	94.10

10/23/96 01 12:06 0004 4241

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02400026
IDENTIFICATION REFERENCE

96 OCT 25 PM 12:05

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1081213

No [redacted]