WARRANTY DEED

BOOK 10630 PG 625

File No: 00284112

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John S. Barranco	Greenpoint Mortgage Corp	Map 101
[NAME]	[NAME]	
546 Hickory Trail Drive	POB 37168	Parcel 145
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37209	Charlotte, NC 28237-7168	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Randy J. Lewis and wife, Renette S. Lewis and Frances E. Howard, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said John S. Barranco and wife, Teresa A. Barranco

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 167,500.00

Subscribed and sworn to before me, this the 26TH day of SEPTEMBER, 19 97

Affiant

Notary Public Linda V. Jones

My Commission Expires: 11/10/97 [Affix Seal]

unimproved ( )
This is improved ( ) property known as 546 Hickory Trail Drive, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, 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 our hands this 23 day of September, 1997, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Randy J. Lewis

Renette S. Lewis

Frances E. Howard

Frances E. Howard, unmarried

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STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Randy J. Lewis and wife, Renette S. Lewis and Frances E. Howard, unmarried

the within named 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 Williamson COUNTY, Tennessee, this 26TH day of SEPTEMBER, 19 97.

Linda V. Jones
Notary Public

Commission expires 11/10/97

LINDA V. JONES NOTARY PUBLIC OF WILLIAMSON CO. TENN. LARGE

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

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Land in Davidson County, Tennessee, being Lot No. 17 on the plan of a Re-subdivision of Lots 16 and 17, Section I, Hickory Trail Farms, of record in Book 4715, page 98, Register's Office for said County.

Said Lot No. 17 fronts 215.21 feet on the northeasterly margin of Hickory Trail Drive and extends back 649.61 feet on the broken easterly line and 460.47 feet on the westerly line to a dead line in the rear, measuring 242.51 feet thereon.

Being the same property conveyed to Randy J. Lewis and wife, Renette S. Lewis, a one half interest, and Frances E. Howard, unmarried, a one half interest, by Warranty Deed from Bruce E. Zupa and wife, Betty B. Zupa, of record in Book 7676, page 689, Register's Office for Davidson County, Tennessee. The said Randy J. Lewis and wife, Renette S. Lewis and Frances E. Howard, unmarried, re-conveyed the property to the same by Quitclaim Deed of record in Book 9986, page 11, Register's Office for Davidson County, Tennessee.

RS
F.H.
RJL

5264 10/02 0101 03CHECK 632.75

0354724
IDENTIF. & REFERENCE

97 OCT -2 AM 10:10

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10630 PG 628

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
167500.00
CON TX 619.75
PRFEE 1.00
WDEED 12.00
TOTAL 632.75
CHECK 632.75
10/02/97 01 10:08 0001 5264

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03547 24
IDENTIFICATION REFERENCE

97 OCT -2 AM 10:10
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 1204615