0389296

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
4300 Kings Lane
Nashville, TN 37218

98 JAN 12 PM 1:39

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

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.	
John W. Barnes **3 Claiborne Street** **Nashville, TN 37210**	SAME	105-4-31	BOOK 10755 PG 34

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1,000.00.

John W. Barnes
Affiant

Subscribed to and sworn before me this 10th day of January, 1998.

Notary Public

My Commission Expires: March 25, 2000

FOR AND IN CONSIDERATION of the sum of One Thousand Dollars ($1,000.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JESSIE MAE PERRY and The Heirs at Law of Magdalene C. Clemmons (collectively referred to herein as the "Grantor"), have this day bargained and sold, and do hereby transfer and convey unto JOHN W. BARNES and wife, SAM ELLA BARNES (collectively referred to herein as the "Grantee"), their heirs, legal representatives, successors and assigns, certain real estate located in Nashville, Davidson County, Tennessee, which is more fully described as follows:

> Land in Davidson County, Tennessee, being the southerly 35 feet, 9 inches of Lots Nos. 436, 437, and 438 on the Map of Maury and Claiborne's Subdivision, as of record in Book 332, page 5, Register's Office for Davidson County, Tennessee.
>
> Said part of said Lots Nos. 436, 437, and 438 fronts 35 feet, 9 inches on the easterly side of Claiborne Street and runs back between parallel lines, with the northerly margin of Trimble Street, 120 feet to a dead line.
>
> Being the same property conveyed to Grace Jackson by deed from Maggie C. Bryant of record in Book 1344, page 602, Register's Office for said County. The said Grace Jackson having since died. The Will of Grace Jackson of record in Will Book 163, page 374, Davidson County Probate Clerk's Office devised the subject property to Jessie Mae Perry and Magdalene C. Clemmons. The said Magdalene C. Clemmons having since died.

This is unimproved real property known as 1 Claiborne Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, their heirs, legal representatives, successors and assigns forever. The Grantor herein covenants with the said Grantee that they are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The said Grantor further covenants and binds themselves, their representatives, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, their heirs, legal representatives, successors 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 gender.

Witness my hand this 10th day of January, 1998.

Jessie Mae Perry
JESSIE MAE PERRY

ANITA STEWART, Heir at Law
of Magdalene C. Clemmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSIE MAE PERRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 10th day of January, 1998.

Notary Public

My Commission Expires: March 25, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANITA STEWART, Heir at Law of Magdalene C. Clemmons, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 10th day of January, 1998.

Notary Public

My Commission Expires: March 25, 2000

1134 01/12 0101 03CHECK 12-70

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

RECEIVED OF _____

FOR _____

BOOK 10755 PG 36

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	1000.00
CON TX	3.70
PRFEE	1.00
WDEED	8.00
TOTAL	12.70
CHECK	12.70

01/12/98 01 13:36 0001 1134

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0389296
IDENTIF. & REFERENCE

98 JAN 12 PM 1:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1241789