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This Instrument Prepared By:
Broker's Escrow Services, Inc.
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

BOOK 10766 PG 203

SEND TAX BILL TO:
To New Owner

ADDRESS NEW OWNER:
LEROY G. HAWORTH and FRANCES J. HAWORTH
948 Bay Drive
Old Hickory, Tennessee 37138

MAP **75-12**
PARCEL **16**

MORTGAGEE:
FIRST BANK & TRUST
P. O. Box 355
Mt. Juliet, TN 37122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JAMES PATRICK BARRETT, having a one-half (½) undivided interest, and TONI DELORES PHILLIPS, having a one-half (½) undivided interest,** hereinafter called the GRANTORS, has bargained and sold, and by these presents, do transfer and convey unto **LEROY G. HAWORTH and wife, FRANCES J. HAWORTH**, hereinafter called the GRANTEES, their successors and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 229, a Resubdivision of Lots 229 thru 239 on the Plan of Highlands of Tulip Grove, Section III, of record in Plat Book 5210, Page 125, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Donald W. Barrett and wife, Margie Barrett of record in Book 5421, Page 574, Register's Office for Davidson County, Tennessee. Margie Barrett having predeceased Donald W. Barrett, leaving him the sole owner as tenant by the entireties. Donald W. Barrett having since died testate, his estate being administered in the Probate Court of Davidson County, Tennessee, Probate No. (97P1321) and his Will devising a ½ interest to James Patrick Barrett, and devising a ½ interest to Toni Delores Phillips. An Affidavit of Inheritance is filed simultaneously herewith.

This is improved property known as 613 Belgium Drive, Hermitage, Tennessee 37076.

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DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 01392653

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Restrictive Covenants for Highlands of Tulip Grove of record in Book 5210, Page 125, Register's Office for Davidson County, Tennessee.

2. A survey done by John Kohl & Company, P. C. dated December 22, 1997, shows an encroachment of the rock wall and concrete drive onto Lot No. 228

3. This real property is sold "AS-IS" with no warranties other than the warranty of good title.

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 successors and assigns, forever; and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out and GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 14 day of January, 1998.

James Patrick Barrett
JAMES PATRICK BARRETT, Grantor

STATE OF TEXAS
COUNTY OF BEXAR

Personally appeared before me, the undersigned Notary Public in and for said County and State, **JAMES PATRICK BARRETT, Grantor**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of January, 1998.

EVELYN DUGOSH EVANS
NOTARY PUBLIC
State of Texas
Comm. Exp. 08-14-[illegible]01

Evelyn Dugosh Evans
NOTARY PUBLIC

My Commission Expires: 8/14/01

EVELYN DUGOSH EVANS
NOTARY PUBLIC
State of Texas

Toni Delores Phillips
TONI DELORES PHILLIPS, Grantor

STATE OF ARKANSAS
COUNTY OF GARLAND

Personally appeared before me, the undersigned Notary Public in and for said County and State, **TONI DELORES PHILLIPS, Grantor**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of January, 1998.

MELINDA KLEIN NOTARY PUBLIC GARLAND COUNTY, AR

Melinda Klein
NOTARY PUBLIC

My Commission Expires: 3-24-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $145,000.00.

Charlotte L Rhodes
AFFIANT

Subscribed and sworn to before me on this 14th day of January, 1998.

Amy Beth Walpole
NOTARY PUBLIC

My Commission Expires: 2-3-2001

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 10766 PG 206

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 145000.00
CON TX 536.50
PRFEE 1.00
WDEED 12.00
TOTAL 549.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK 549.50

01/23/98 01 09:01 0001 4781

0392653
IDENTIF. & REFERENCE
98 JAN 23 AM 9:02
REGISTER
DAVIDSON COUNTY, TN.

No. 1245396