Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10771 PG 793
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,900.00

Michael Andrew Tolbird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January 19 98

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001
(AFFIX SEAL)

LAURA A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Andrew Tolbird (NAME)	same (NAME)	MAP 104-6
513 32nd Avenue South (ADDRESS)	(ADDRESS)	PARCEL 215
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	26W06390

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, Nell A. Barnes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Andrew Tolbird

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:

Land in Davidson County, Tennessee, being Lot No. 81 on the unrecorded map of R. W. Grizzard's Subdivision of a part of the Bosley Tract, and described according to a copy of a survey thereof made by Cantrell, Connell and Morrison, Engineers dated September 23, 1952, as follows:

Beginning at a point in the westerly margin of Orient Circle at the corner of Lots 80 and 81, said point being 402.5 feet south of the south margin of Marlborough Avenue as measured around a curve on Orient Circle; thence with the line between Lots 80 and 81 westerly 150 feet to an alley; thence with the margin of said alley, southerly 47.5 feet to a point at the corner of Lots 81 and 82; thence with the line between said lots easterly, 150 feet to the westerly margin of Orient Circle; thence with the margin of the same northerly 75 feet to the point of beginning.

Being the same property conveyed to Dorris D. Barnes and wife, Nell A Barnes by deed from Kathryn Love Ezell of record in Book 5322, page 200, and to Nell A. Barnes by deed from Dorris D. Barnes of record in Book 6515, page 357, Register's Office for Davidson County, TN.

Dorris D. Barnes joins in this conveyance to convey any interest he may have as the husband of Nell A. Barnes.

CONTINUED

unimproved ( )
This is improved (X) property, known as 513 32nd Avenue South, Nashville, TN 37212
(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 my hand this 26th day of January 19 98

Nell A. Barnes

Dorris D. Barnes

BOOK 10771 PG 794

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nell A. Barnes and Dorris D. Barnes

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that t She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 26th day of January 19 98.

Commission expires 11/24/2001. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura A. Beasley
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

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1998 are prorated and assumed by the Grantee herein.

The legal description is the same as the previous deed of record.

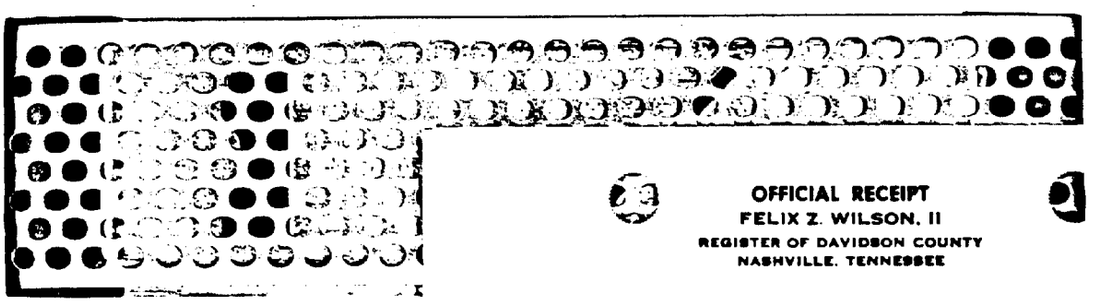
6719 01/28 0101 03CHECK 604.33

113944 53

IDENTIFICATION REFERENCE

98 JAN 28 PM 12:00

DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10771 PG 795

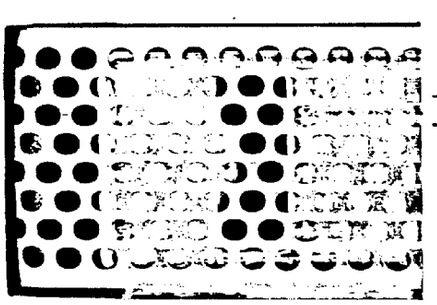
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	160900.00
CON TX	595.33
PRFEE	1.00
WDEED	8.00
TOTAL	604.33
CHECK	604.33

01/28/98 01 12:00 0001 6719

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



IDENTIFICATION REFERENCE 0139453

98 JAN 28 PM 12:00

REGISTER
DAVIDSON COUNTY, TN.

No. 1247307