This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 10774 PG 182

ADDRESS NEW OWNER:
M. Lee Barrett Jr.
311 Rural Hill Court
Nashville, TN 37217

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 133-01
PARCEL 78
6DA-37447

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, I, John Patrick Stevens, Jr., Administrator of the Estate of John Patrick Stevens, Sr., and only living heir, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto M. Lee Barrett Jr., hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot 72 and the east 10 feet of Lot No. 71 on the Map of Patterson's Subdivision of Maple Hill, of record in Book 332, Page 75, Register's Office for Davidson County, Tennessee.

SAID Lot No. 72 and part of Lot No. 71 adjoin and front together 60 feet on the south side of Patterson Street, and run back between parallel lines, 168.1 feet on the east line of Lot 72 and 168.6 feet, more or less, on the west line of part of Lot No. 71, to an alley in the rear, measuring 60 feet thereon.

Being the same property conveyed to Betty Lynn Beachboard by deed from Lynn C. Beachboad, a widower, of record in Book 4912, Page 642, Register's Office for Davidson County, Tennessee. The said Betty Lynn Beachboard subsequently having married John Patrick Stevens, Sr., and the said Betty Lynn Beachboard having died testate, #97-P-1018, Probate Court for Davidson County, by Will of record in Will Book 214, Page 601, devising property to John Patrick Stevens, Sr. John Patrick Stevens, Sr. having since died intestate, #97-P-1019, Probate Court for Davidson County, leaving John Patrick Stevens, Jr. as the only living heir and as Administrator of his estate.

This is the same description as in previous deed of record.

Taxes for 1998 have been pro-rated and paid.

Betty Lynn Beachboard and Betty L. Beachboard Stevens is one and the same person.

The Administrator joins herein for the purpose of warranting to the grantee that he shall defend this estate for all taxes and debts whatsoever.

This is improved property known as 517 Patterson Street, 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 M. Lee Barrett Jr., married, his heirs and assigns, forever; and I, John Patrick Stevens, Jr., Administrator of the Estate of John Patrick Stevens, Sr. do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 26th day of January, 1998.

x John P Stevens Jr.
John Patrick Stevens Jr., Administrator

x John P Stevens Jr.
Patrick Stevens, Jr., individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John Patrick Stevens, Jr. 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 Nashville, Tennessee, this the 26th day of January, 1998.

Patricia C Farrell
NOTARY PUBLIC

My Commission Expires: 9-18-1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me John Patrick Stevens, Jr. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Administrator of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 26th day of January, 1998.

Patricia C Farrell
Notary Public

My Commission expires: 9-18-1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 32,000.00.

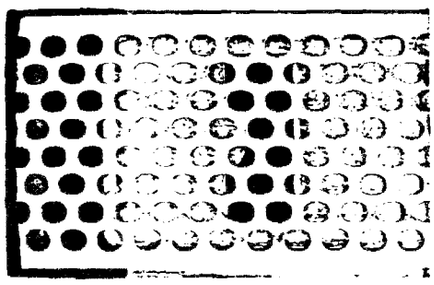
x John P Stevens Jr.
AFFIANT

Subscribed and sworn to before me this 26th day of January, 1998.

Patricia C Farrell
NOTARY PUBLIC
My Commission Expires: 9-18-1999

743B 01/29 0101 03CHECK 127.40

03951271



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

RECEIVED OF _____

FOR _____

BOOK 10774 PG 184

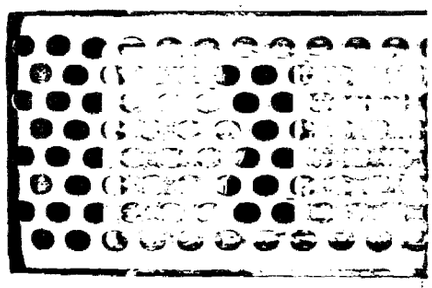
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	32000.00
CON TX	118.40
PRFEE	1.00
WDEED	8.00
TOTAL	127.40
CHECK	127.40

01/29/98 01 15:36 0001 7438

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0395127
IDENTIFICATION REFERENCE

93 JAN 29 PM 3:30

No. 1248018