10807 PG 589

NAME AND ADDRESS OF NEW OWNER:
M. Lee Barrett, Jr. and wife,
Pamela Kaye Barrett
976 Murfreesboro Road
Nashville, Tennessee 37217

THIS INSTRUMENT PREPARED BY:
George H. White, P.C.
Attorney at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map No. 149-000-0
Parcel 05200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Kids Inn Daycare Services, Incorporated, a Tennessee corporation, has this day bargained and sold and does hereby transfer and convey unto M. Lee Barrett, Jr. and wife, Pamela Kaye Barrett, their heirs and assigns, forever, that certain parcel of real estate situated and located in the 2nd Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

TRACT I: Being part of Lot 3 in the partition of the lands of Willis L. Sumate, deceased, a Plan of which is of record in Will Book 10, page 129, County Court Clerk's Office for Davidson County, Tennessee.

Starting at a point in the intersection of the westerly margin of Rural Hill Road and the southerly margin of Murfreesboro Road; thence northwesterly along the margin of Murfreesboro Road, 300 feet to a post; thence extending back between parallel lines in a southerly direction 250 feet on both the easterly and westerly lines to posts in the rear and the measured distance between said 2 posts being 300 feet.

TRACT II: BEGINNING at the SW intersection of Rural Hill Road and Murfreesboro Road at the SE corner of the property conveyed to J.E. Moss by deed from Ida Mae Grey, of record in Book 3404, page 439, Register's Office for said County; thence with the said Moss southern property line, S 79°05′ W 251.6 feet to an iron pin; thence S 53°00′ E 236.1 feet to the westerly margin of Rural Hill Road; thence with the same, N 20°00′ E 120 feet to a state highway concrete monument and continuing with the same, N 13°29′ E 80 feet to the beginning, containing 0.5 acres, more or less, according to a survey by E. L. Miller, Jr. & Company, dated October 19, 1965.

Being the same property conveyed to Kids Inn Daycare Services, Incorporated by deed from James Thomas Johnson and wife, Patricia K. Johnson, of record in Book 8710, page 563, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a storm water detention agreement of record in Book 5861, page 490, of said Register's Office; to all restrictions, conditions, covenants and easements of record; and to the zoning regulations of the appropriate governmental body.

This is improved property having an address of 2591 Murfreesboro Road, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The undersigned covenants with the said grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same, and that it is unencumbered except as setforth above and by lien of the 1998 real property taxes, which taxes are being prorated between the parties herein, with the grantees to pay said taxes when due.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 20th day of February, 1998.

Kids Inn Daycare Services, Incorporated

By: Patricia K. Johnson

Title: President

Attest: James T. Johnson

Title: Secretary

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared PATRICIA K. JOHNSON and JAMES T. JOHNSON with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be President and Secretary of Kids Inn Daycare Services, Incorporated, the within named bargainor, a corporation, and that they as such President and Secretary executed the foregoing Warranty Deed for the purposes therein contained, by signing the name of the corporation by themselves as President and Secretary.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 20th day of February, 1998.

George H. White

Notary Public

My commission expires: 3/25/98

98 FEB 24 PM 2:20

R 0104265

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $600,000.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

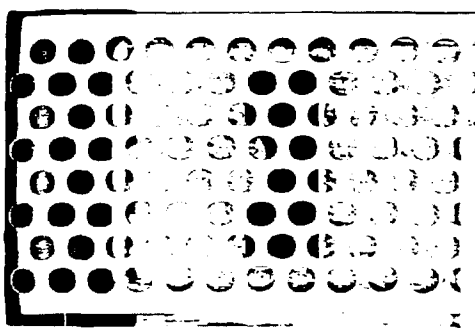
Affiant

Sworn to and subscribed before me on this 20th day of February, 1998.

Notary Public

My commission expires: 3/25/98.





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

RECEIVED OF _____

FOR _____

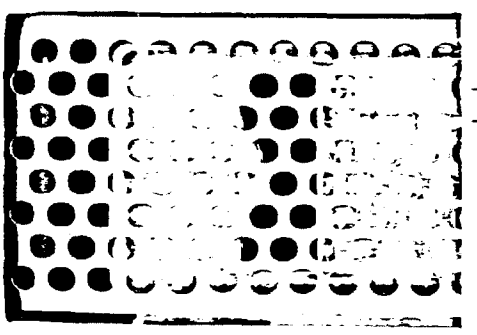
BOOK 10807 PG 592

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

CHRT
600000.00
CON TX 2220.00
PRFEE 1.00
MOFEE 12.00
TOTAL 2233.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



98 FEB 24 PM 2:20

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No. 1257691