B 4 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON 10811 PG 356
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 499,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
24th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
March 24, 2001
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNETH L. MCNEESE (NAME)	NEW OWNER (NAME)	131-6-F-11CO
102 ABBEYWOOD ~~COURT~~ Drive (ADDRESS)	(ADDRESS)	07DA-92659
NASHVILLE, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

KM

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, DAVID WAYNE BARNETTE AND WIFE, JANET W. BARNETTE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH L. MCNEESE

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. 11, on the Plan of BURTON HILLS, VILLAGE OF ABBEYWOOD, of record in Book 6900, page 223, amended in Book 7362, page 609, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to DAVID WAYNE BARNETTE, by Quitclaim Deed from Nancy Ann Barnette, of record in Book 9109, page 883, Register's Office for DAVIDSON County, Tennessee.

JANET W. BARNETTE, wife of DAVID WAYNE BARNETTE, joins in to convey any interest she may have by reason of her marital status in subject property.

SEE ATTACHED EXHIBIT A" herein incorporated by reference.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 102 ABBEYWOOD ~~COURT~~ Drive KM NASHVILLE, TN 37215
(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 our hand s this 24th day of February 19 98

DAVID WAYNE BARNETTE

JANET W. BARNETTE

BOOK 10811 PG 357

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 DAVID WAYNE BARNETTE AND WIFE, JANET W. BARNETTE

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained Witness my hand and official seal at NASHVILLE, Tennessee, this 24th day of February 19 98

Commission expires 05/27/2001

I. DYKE TATUM
Notary Public

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENN.

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

0405192

98 FEB 26 AM 11:14

EXHIBIT "A" BOOK 10811 PG 358

1. Charter of Burton Hills Homeowners Association, Inc., dated March 5, 1985, of record in Book 6517, page 505, said Register's Office, as amended in Book 6921, page 216, Register's Office for DAVIDSON County, Tennessee.

2. Charter of Burton Hills Recreational Association, Inc., dated March 5, 1985, of record in Book 6517, page 511, and amended in Book 6921, page 214, Register's Office for DAVIDSON County, Tennessee.

3. Agreement by and between Burton Hills Properties, A General Partnership, and the Nashville and Davidson County Metropolitan Planning Commission, dated December 14, 1984, of record in Book 6470, page 383, said Register's Office.

4. Agreement by and between Burton Hills Properties, A General Partnership, and the Nashville and Davidson County Metropolitan Planning Commission, dated August 12, 1985, of record in Book 6655, page 47, said Register's Office.

5. Agreement by and between Burton Hills Properties, A General Partnership and the Metropolitan Planning Commission, of record in Book 7147, page 416, Register's Office for DAVIDSON County, Tennessee.

6. All matters as shown on the Plat of Burton Hills, of record in Book 6250, page 284, said Register's Office, as revised in Book 6250, page 649, said Register's Office.

7. Declaration of Covenants, Conditions, and Restrictions of record in Book 6517, page 522, as amended in Book 6691, page 593, as amended in Book 6778, page 532, and as amended in Book 6778, page 536, and as amended in Book 6911, page 120, said Register's Office.

8. Declaration of convenants, conditions, and restrictions, Burton Hills Village of Abbeywood, of record in Book 7146, page 193 and Book 9790, page 987, said Register's Office.

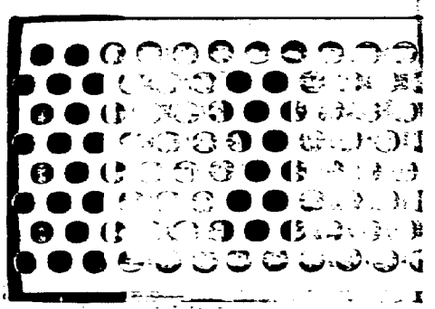
9. Charter of Burton Hills Village of Abbeywood Homeowners Association, Inc., dated January 28, 1986, of record in Book 7189, page 72, Register's Office for DAVIDSON County, Tennessee.

10. All matters shown on the Plan of record in Book 6900, page 228, Register's Office for DAVIDSON County, Tennessee.

11. Maximum Square Footage Allocations for plan of record in Book 7147, page 423, Register's Office for DAVIDSON County, Tennessee.

12. Deed of Conveyance of record in Book 7275, page 826, Register's Office for DAVIDSON County, Tennessee.

13. Declaration of restrictions of record in Book 6326, page 588, Register's Office for DAVIDSON County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10811 PG 359

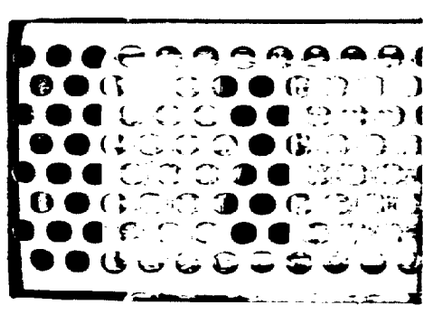
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CASH
479000.00
CON TX 1946.30
PRFEE 1.00
MISC 12.00
TOTAL 1959.30
CHECK 1959.30

02/26/98 01 11:13 0001 $162

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0405192
IDENTIF. & REFERENCE

98 FEB 26 AM 11:14

No. 1258654