BOOK 10829 PG 473

14-A

G#11889-2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,223.05

Karen L. Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March 98

Notary Public

MY COMMISSION EXPIRES: May 21, 2001
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
KAREN L. BAILEY (NAME)	FIRST NATIONWIDE MORTGAGE (NAME)	MAP 108-16
3100 Priest Woods Drive (ADDRESS)	P. O. Box 9481, Dept. 0251 (ADDRESS)	PARCEL 280
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Gaithersburg, MD 20898-9481 (CITY) (STATE) (ZIP)	

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~~ I, DAVID W. BARFIELD, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAREN L. BAILEY, UNMARRIED

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. 75-B, Zone Lot Division of Lots 6, 75, 76, 77 and 78 of Lakeview Hills, Section 4, as of record in Plat Book 6250, Page 533, amending Plat Book 5200, Page 643, Register's Office of said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to David Warren Barfield, unmarried, by Deed from Charles Edward Flowers, unmarried, of record in Book 8570, Page 955, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee herein.

AS part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain Note executed by Charles Edward Flowers and secured by a Deed of Trust executed by same to secure to CityFed Mortgage Company (having since been assigned), in the original principal amount of $78,005.00, of record in Book 7085, Page 130, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3300 Bell Road, Nashville, TN 37214
(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 6th day of March 19 98

David W. Barfield

DAVID W. BARFIELD

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 W. BARFIELD, UNMARRIED

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 instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 6th day of March 19 98.

Commission expires May 21, 2001

Notary Public

JOHN T. COOK NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public, duly commissioned 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

THE FOLLOWING BEING ONE AND THE SAME:

PROPERTY ADDRESS:
3300 Bell Road
Nashville, TN 37214

MAILING ADDRESS:
3100 Priest Woods Drive
Nashville, TN 37214

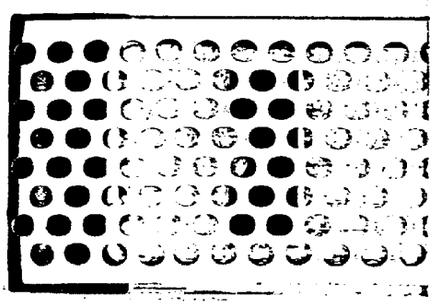
0409784
IDENTIF. & REFERENCE
98 MAR -9 PM 2:13
DAVIDSON COUNTY, TN.

3035 03/09 0101 03CHECK 335.43

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10829 PG 475

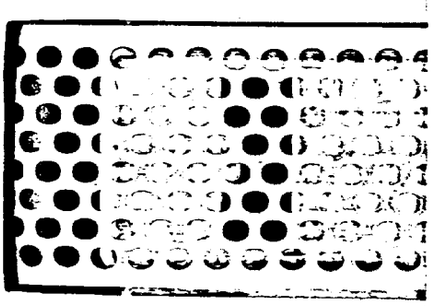
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 88223.05
CON TX 326.43
PRFEE 1.00
WDEED 8.00
TOTAL 335.43
CHECK 335.43

03/09/98 01 14:12 0001 3035

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0409784
IDENTIF. # REFERENCE
98 MAR -9 PM 2:14
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1263436