0425378 MAIL ENV.

IDENTIF. & REFERENCE

BOOK 10885 PG 634

98 APR 14 PM 1:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
Martin C. Giner, Attorney
222 Second Avenue North
326 Washington Square Building
Nashville, Tn 37201
(615) 259-9222

WARRANTY DEED

****

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
Hamilton Scott Barker and wife, Margaret K. Barker 5248 Franklin Pike Circle Nashville TN 37027	Same The Community Bank 4205 Hillsboro Road,#101 Nashville, Tennessee 37215	160-6-1

****

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety-Five Thousand Dollars and no/100 ($295,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Jimmy L. Badger and Martha A. Badger ("Grantors"), have bargained and sold and by these presents does transfer and convey unto Hamilton Scott Barker and Margaret K. Barker ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Subdivision of the Donald L. Maloney property of record in Book 4715, page 158, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jimmy L. Badger and Martha A. Badger by Warranty Deed from Equitable Relocation Management Corporation, an Illinois Corporation, of record in Book 6373, page 635, Register's Office for Davidson County, Tennessee.

Possession on 3/31/98 at 1:00 p.m. Real estate taxes to be pro-rated.

NOTE: The legal description set forth above is the same property as contained in Grantors' previous deed of record and no new boundary survey is available.

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 in unencumbered, except as of record. And we do further covenant and bind ourselves, our heirs and assigns, 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.

WHENEVER used, the singular number shall include the plural, the plural, the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have set our hands on this 31 day of MAR, 1998.

Jimmy L. Badger

Martha A. Badger

BOOK 10885 PG 635

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

AFFIANT

Sworn to and subscribed before me

this 31st day of March, 1998.

Valerie D Wright
Notary Public

My Commission Expires: 3/3/99

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Jimmy L. Badger and Martha A. Badger, the bargainors, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand in Nashville, Davidson County, Tennessee, this 31st day of March, 1998.

Valerie D Wright
NOTARY PUBLIC

My Commission Expires:
3/3/99

2944 04/14 0101 03CHECK 1100.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10885 PG 636

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	
				295000.00
			CON TX	1091.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1100.50
			CHECK	1100.50

04/14/98 01 13:17 0001 3944

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0425378
IDENTIF. # REFERENCE

98 APR 14 PM 1:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1280107