Book 10917 PG 157

FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Lolita D. Pride
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: 1-20-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lolita D. Pride (NAME)	First Republic Mortgage (NAME)	MAP 60-7
2921 Stanwyck Drive (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	PARCEL 71
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Floria M. Martin Barnes and husband, Larry Barnes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lolita D. Pride, 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:

BEING Lot No. 63, on the plan of Hillhurst Acres Subdivision, Section 2, of record in Plat Book 2331, Page 70, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot No. 63 frotns 110 feet on the westerly side of Stanwyck Drive, and runs back 283.1 feet on the northerly line, and 290 feet on the southerly line, to a dead line on which it measures 103.9 feet.

BEING the same property conveyed to Floria M. Martin by Quitclaim deed from Donald Arkovitz, Trustee, of record in Book 4848, Page 643, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2449, Page 25, Register's Office for said County.

98 MAY -5 PM 3:17
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0433963
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 2921 Stanwyck Drive, Nashville, TN 37207
(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 30th day of April, 19 98

Floria M. Martin Barnes
Floria M. Martin Barnes

Larry Barnes
Larry Barnes

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 Floria M. Martin Barnes and husband, Larry Barnes

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 30th day of April, 1998.

Commission expires 1-20-99

Notary Public

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 _____.

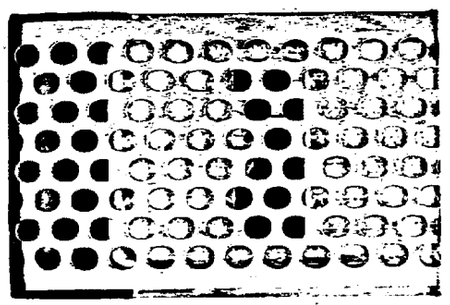
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

3066 05/05 01:01 03CHECK 360.50

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



RECEIVED OF _____

FOR _____

BOOK 10917 PG 159

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 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 8.00
TOTAL 360.50
CHECK 360.50

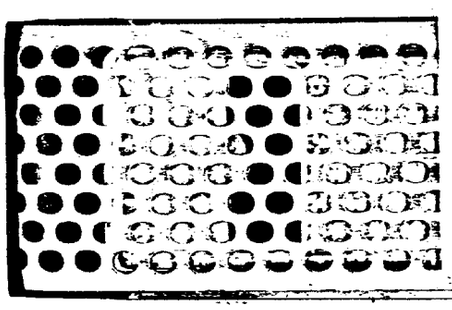
05/05/98 01 15:20 0001 3066

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0433963
IDENTIF. # REFERENCE

98 MAY -5 PM 3:17

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.



No. 1289127