This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

George E. Manson
655 Frankfort Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
SAME

WARRANTY DEED

(Map Number 75-08-0; Parcel Number 115.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **BARS REAL ESTATE INVESTMENT PARTNERS, a Tennessee General Partnership,** has bargained and sold and does hereby transfer and convey unto **GEORGE E. MANSON**, an unmarried person, his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 472 on the Plan of Tulip Grove Subdivision, Section 8, as of record in Book 4660, page 56, said Register's Office to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Bars Real Estate Investment Partners by deed from Joe E. Bingham and wife, Dorothy P. Bingham of record in Book 6656, page 347, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 655 Frankfort Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein and for the 1998 real property taxes which will be prorated at closing and assumed by the Grantee.

GRANTOR FURTHER COVENANTS and bind Grantor, its heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 23rd day of June, 1998.

BARS REAL ESTATE INVESTMENT PARTNERS

By: JANET F. FLANAGAN
Managing Partner

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Janet F. Flanagan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be the Managing Partner of the Bars Real Estate Investment Partners, and that as such Managing Partner, being authorized so to act, executed the foregoing Warranty Deed for the purpose therein contained by signing the name of the Bars Real Estate Investment Partners by herself as Managing Partner.

Witness my hand and official seal at office in Old Hickory, Tennessee, on this the 23rd day of June, 1998.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF WILSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$82,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 23rd day of June, 1998.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

98 JUN 29 AM 9:37

PICK-UP

6663 06/29 0101 03CHECK 312.40

IDENTIFICATION REFERENCE 0455967

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10995 PG 210

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 82000.00
CON TX 303.40
PRFEE 1.00
WDEED 8.00
TOTAL 312.40
CHECK 312.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07-57 0001 6663

0455967
IDENTIF. ↑ REFERENCE

98 JUN 29 AM 9:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1312459