40-1

BOOK 11008 PAGE 74

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Walter Estes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: 9/8/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Barnes		MAP 92-13
(NAME)	(NAME)	
3519 Charlotte Avenue		PARCEL 58
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (ZIP)	(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, Robert Norman Margo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe Barnes, Joe Gower and Walter Estes as Tenants in Common

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 Nos. 9 and 10 of Block 2 on the Map of Charlotte Park Company's Second Addition, of record in Book 57, page 160, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lots.

Being the same property conveyed to Robert N. Margo and wife, Rita Irene Margo by deed from William M. Smith and wife, Frances M. Smith of record in Book 3611, page 11, Register's Office for Davidson County, Tennessee (Lot 9); and being the same property conveyed to Robert N. Margo and wife, Irene Margo by deed from R. E. Worrall, County Court Clerk, of record in Book 4361, page 414, in the Register's Office for Davidson County, Tennessee (Lot 10). The said Robert N. Margo, being one and the same person as Robert Norman Margo, and wife, Irene Margo conveyed both Lot Nos. 9 and 10 to Robert Norman Margo by Quitclaim Deed of record in Book 10540, page 920, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for the current year which have been prorated and assumed by Grantee and such limitations, restrictions and easements as may affect the premises.

Irene Margo joins in the execution of this instrument to convey her interest in the property including homestead rights, as spouse of Robert Norman Margo.

unimproved (X)
This is improved ( ) property, known as 3519 Charlotte Avenue, Nashville, Tennessee 37209
(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 2nd day of July 19 98

Robert Norman Margo
Robert Norman Margo

Irene Margo
Irene Margo

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 Robert Norman Margo ~~and wife, Irene Margo~>

the bargainor &, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he ~~she~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of July 19 98.

Commission expires 9/18/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named IRENE MARGO, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at _____ on this the 2nd day of July 19 98.

My commission expires March 23rd. 2002

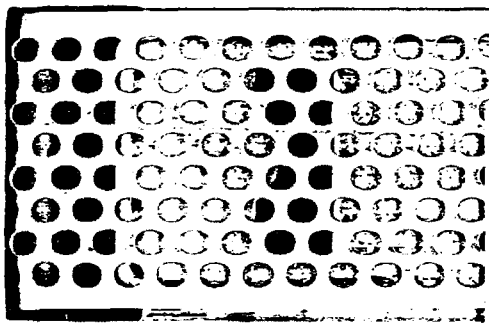
Notary Public

0459128
IDENTIFICATION REFERENCE

98 JUL -6 PM 3:56

REGISTER
DAVIDSON COUNTY, TN

27 RECORDED TO1 03CHECK 9778 7/06 96



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

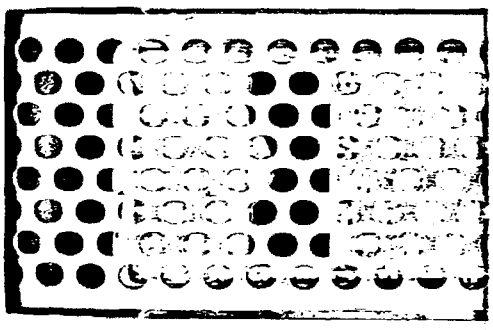
RECEIVED OF _____

FOR _____

BOOK 11008 PAGE 76

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 70000.00
				CON TX 259.00
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 270.00
				CHECK 270.00
			07/06/98 01	15:56 0001 9976



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0459128

IDENTIF. & REFERENCE

98 JUL -6 PM 3:56

CLERK & MASTER REGISTER
DAVIDSON COUNTY, TN.

No. 1315728