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BOOK 11010 PAGE 1

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **June, 1998** between NANCY RILEY MAXEY, A WIDOW, UNMARRIED, GRANTOR, and RICHARD T. BARBOUR and ELIZABETH J. BARBOUR, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, NANCY RILEY MAXEY, A WIDOW, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto RICHARD T. BARBOUR and ELIZABETH J. BARBOUR, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 1328 KENWOOD DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself/herself/themselves, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: Nancy Riley Maxey
NANCY RILEY MAXEY Signature of Seller

0459498
IDENTIF. ↑ REFERENCE

98 JUL -7 PM 1:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, a Notary Public of said County and State, NANCY RILEY MAXEY, A WIDOW, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of **June, 1998.**

Denise C. Allis
Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

RICHARD T. BARBOUR and ELIZABETH J. BARBOUR, HUSBAND AND WIFE and
1328 Kenwood Drive
Nashville Tn 37216

Property Address:

1328 KENWOOD DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

COUNTRYWIDE HOME LOANS, INC.
400 Countrywide Way
Simi Valley, Ca 93065

Map & Parcel #: MAP 061-12-0, PARCEL 042.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$124,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **June, 1998.**

Denise C. Allis
Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

0362 27/07 01:01 03CHECK 477.13

EXHIBIT 'A'

BEING Lot No. 17 of Block "G" on the Plan of Jackson Park, Section 3, not of record described as follows:

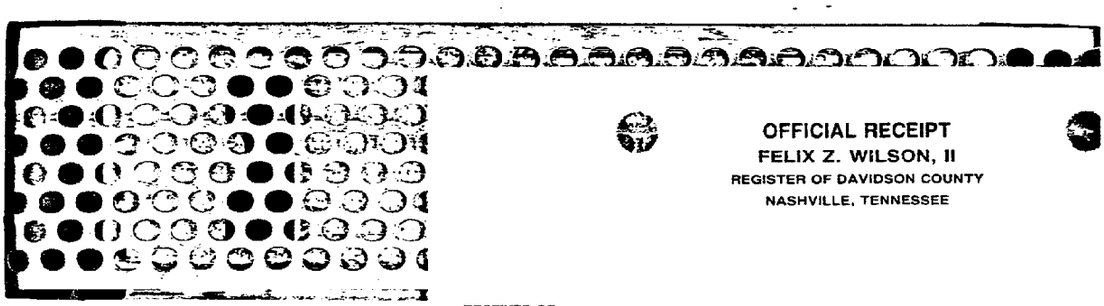
Beginning on the southerly margin of Kenwood Drive at the corner of lots Nos. 16 and 17, said beginning point being 200 feet east of lot No. 15 of Block "G" on the Plan of Jackson Park's Section 2, as of record in Book 843, page 21, Register's Office for said County; thence with the line between said lots 16 and 17 southwardly 250 feet; thence eastwardly 200 feet to the corner of lots 17 and 18; thence with the line between said lots northwardly 250 feet to the southerly margin of Kenwood Drive; thence with the southerly margin of said Drive, westwardly 200 feet to the beginning

BEING the same property conveyed to NANCY RILEY MAXEY, A WIDOW, UNMARRIED, by Deed from JACKSON REALTY COMPANY, INC., of record in Book 1713, page 617, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 061-12-0, PARCEL 042.00, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 1343.12).

2. Unrecorded easements for roads and utilities, if any.



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

RECEIVED OF _____

FOR _____

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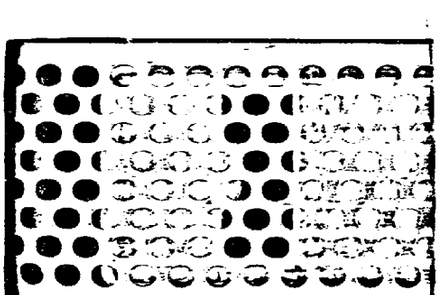
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	124900.00
CON TX	462.13
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	477.13
CHECK	477.13

07/07/98 01 13:51 0001 0362

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0459498
IDENTIF. # REFERENCE
98 JUL -7 PM 1:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1316105