Box 58-B

BOOK 11025 PAGE 554

Prepared by and mail to: A. Harrison Johnson, Jr.
Attorney at Law
213 Fifth Avenue, North
Nashville, TN 37219

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher L. Jarratt	SAME	Map 117-11-G, Par. 8
(NAME)	(NAME)	
201 Channelkirk Lane	SAME	
STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 464,616.54 .

Subscribed and sworn to before me, this the 29th day of June, 1998.

Lora B. Smith
Affiant

My Commission Expires: 5/26/02 Shanna Fuller Veach
(Affix Seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS and other good and valuable considerations, the receipt of which from the undersigned **Christopher L. Jarratt and wife, Karen E. Jarratt** (the "Grantees" herein) is hereby acknowledged, the undersigned **DUDLEY WARNER PROPERTIES, LLC**, a Tennessee limited liability company (the "Grantor" herein), has this day bargained and sold, and does hereby transfer and convey unto the said **Christopher L. Jarratt and wife, Karen E. Jarratt, as tenants by the entireties, with right of survivorship** (the "Grantees" herein) and to their heirs, administrators, successors and assigns, all of its right, title and interest in and to the following real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) No(s). **8** on the Plan of **Oxton Hill**, as of record in Plat Book **8250**, page **611**, as re-recorded in Book **8250**, page **781**,

Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Dudley W. Warner by deeds from:

(1) Betty Marshall (Speir) Porter (as devisee under the Will of Elizabeth March Marshall), of record in Book 9634, page 509, Register's Office for Davidson County, Tennessee;

(2) Margaret Elizabeth Turner and Catherine Marshall Wood (as devisees under the Will of Elizabeth March Marshall), of record in Book 9634, page 512, Register's Office for Davidson County, Tennessee; and

(3) John Gilbert Marshall (as devisee under the Will of Elizabeth March Marshall), of record in Book 9634, page 515, Register's Office for Davidson County, Tennessee.

Said Lot 8 is improved property, known as No. 201 Channelkirk Lane, Nashville, TN 37215.

Further, this conveyance is subject to:

1. 1998 taxes, which have been prorated and assumed by Grantee.

2. Matters shown on any Plans or Plats of record.

3. All liens, charges, encumbrances, easements, and the like contained in Declarations and any other covenants, conditions and restrictions, as amended, as they may be of record.

4. This transfer is expressly subject to and subordinate to the lien (the "NBC Lien") of **Nashville Bank of Commerce,** which is evidenced by a Promissory Note dated August 13, 1997 in the principal sum of $280,000, secured by a deed of trust of record in Book 10570, page 286, Register's Office for said County (the "NBC Deed of Trust"). The Grantor has been released from liability thereon, and the Grantees do hereby assume and agree to pay and perform all duties and obligations thereon.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said **Christopher L. Jarratt and wife, Karen E. Jarratt, as tenants by the entireties, with right of survivorship** (the "Grantees" herein) and to their heirs, administrators, successors and assigns, forever.

And the Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said real estate in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate to the said Grantees, their heirs, administrators, successors and assigns against the lawful claims of all persons.

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. The terms and conditions hereof shall inure to the benefit of and bind the heirs, administrators, successors and assigns of the parties hereto.

Witness our hands this ~~24th~~ 29th day of June, 1998.

DUDLEY WARNER PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Dudley Warner, its Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

5091 07/17 0101 03CHECK 1734.08

Before me, a notary public in and for said State and County, duly commissioned and qualified, personally appeared Dudley Warner, with whom I am personally acquainted (or proved to me on satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of DUDLEY WARNER PROPERTIES, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and seal at Nashville, Tennessee, this 29th day of June, 1998.

JAMES C. LEWIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

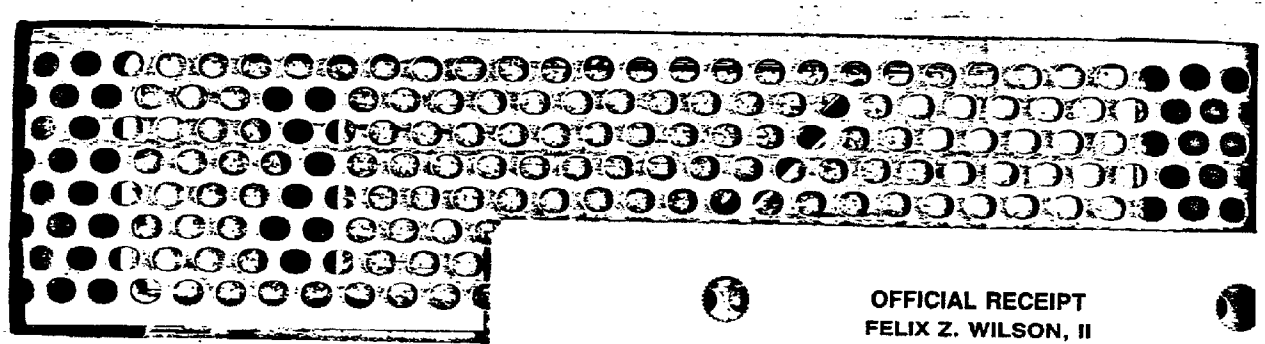
_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.
My Commission Expires SEPT. 29, 2001

98 JUL 17 PM 2:18

0463887

IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11025 PAGE 557

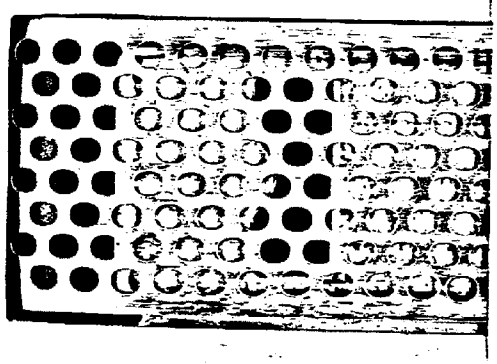
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	464616.54
			CON TX	1719.08
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	1734.08
			CHECK	1734.08
07/17/98		01	14:50 0001	5091

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0463887

IDENTIF. & REFERENCE

98 JUL 17 PM 2:48

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

No. 1320774