WARRANTY DEED

BOOK 11168 PAGE 414

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October 19 98

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001
NOTARY (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Lee Barrett, Jr. (NAME)	same (NAME)	MAP 105-14
976 Murfreesboro Road (ADDRESS)	(ADDRESS)	PARCEL 259
Nashville, TN 37217 (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, Ramsey Kearney and Frank Kearney, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. Lee Barrett, Jr.

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 the easterly parts of Lot Nos. 90 and 91 on the Map of George I. Waddey's Subdivision of Westwood, as of record in Book 332, page 99, Register's Office for Davidson County, Tennessee.

Said parts of said Lot Nos. 90 and 91 front 30 feet along the southerly side of Craighead Street and run back 97 feet on the easterly line, along the westerly margin of 6th Avenue South (now White Ave.) and 104 feet, more or less, on the westerly line to a dead line in the rear, the south line of Lot No. 90, measuring 85 feet thereon, said line being the common line of Lot Nos. 89 and 90.

Being the same property conveyed to Ramsey Kearney and Frank Kearney by deed from Nashville Stone Erection Company, Inc. of record in Book 5830, page 15, Register's Office for Davidson County, TN.

Nancy Kearney joins in this conveyance to convey any interest she may have as the wife of Ramsey Kearney.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 601 Craighead Avenue, Nashville, TN 37205
(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 22nd day of October 19 98

Ramsey Kearney
Ramsey Kearney

Nancy Kearney
Nancy Kearney

Frank Kearney
Frank Kearney

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 Ramsey Kearney and Frank Kearney and Nancy Kearney

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 22nd day of October 19 98.

Commission expires 11/24/2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura A. Beasley
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

7284 10/26 0101 03CHECK 110.90

98 OCT 26 AM 9:35
JILL BUNTIN REGISTER
DAVIDSON COUNTY, TN.

0503396
RECEIVED FOR REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 11168 PAGE 416

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	27000.00
			CON TX	99.90
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	110.90
			CHECK	110.90
10/26/98	01	09:34 0001	7284	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0503396
IDENTIFICATION REFERENCE

98 OCT 26 AM 9:35

JILL GRAMMER REGISTER
DAVIDSON COUNTY, TN.

No. 1362470