THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Rickey L. Barnes, et ux 3151 Union Hill Road Joelton, TN 37080	Same as New Owner	Map 22 Parcel 41 Field Book 14D 23860

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WORTHAM L. BARNES and wife, SHIRLEY M. BARNES, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto RICKEY L. BARNES and wife, JENNY L. BARNES, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of the Goodlettsville Pike formerly Loggins Spring Road, being O. R. Halls northeast corner in W. W. Barrows South line; thence, South 86 deg. East crossing a small branch at 60 poles, crossing another small one at 94 poles in all 108.3 poles to a stake in the West line of the Weaver land, with red oak and crooked white oak pointers; thence South 3 deg. West passing a large white oak about 20 feet South of a small branch at 20.5 poles to a stake; thence North 86 3/4 deg. West 100.4 poles to said Halls East boundary line in the center of said pike; thence with the center of said Pike North 7 ½ deg. West 20.8 poles to the beginning.

INCLUDED in the above description but expressly EXCLUDED from this conveyance is that property conveyed to the State of Tennessee for the use and benefit of the Department of Highways by deed of record in Book 4509, page 384, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Wortham L. Barnes and wife, Shirley M. Barnes, by deed from James Edward Alford and wife, Jessie Delores Alford, of record in Book 7141, page 130, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 3151 Union Hill Road, Joelton, TN 37080.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which will be paid, in full, by the Escrow Closing Attorney, at closing.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 30th day of November, 1998.

"GRANTORS"

Wortham L Barnes
WORTHAM L. BARNES

Shirley M. Barnes
SHIRLEY M. BARNES

"GRANTEES"

Rickey L Barnes
RICKEY L. BARNES

Jenny L. Barnes
JENNY L. BARNES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WORTHAM L. BARNES and wife, SHIRLEY M. BARNES, and RICKEY L. BARNES and wife, JENNY L. BARNES, 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, at office, this the 30th day of November, 1998.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Sworn to and subscribed before me, this the 30th day of November, 1998.

Diana C. Frey
NOTARY PUBLIC

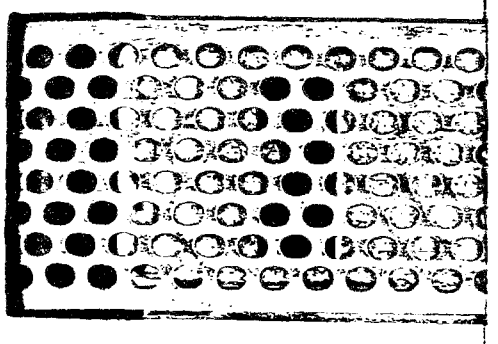
DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

0521686
IDENTIF. & REFERENCE

98 DEC -7 PM 3:01

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

6700 12/07 0101 03CHECK 936.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

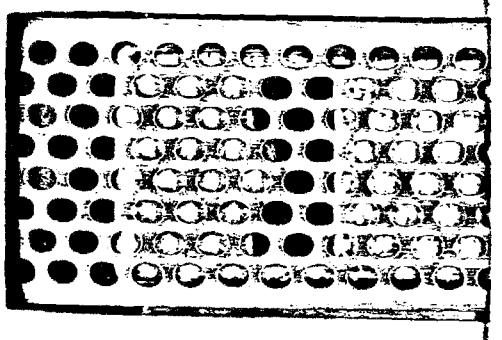
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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	250000.00		
	CON TX		925.00	
	PRFEE		1.00	
	WDEED		8.00	
	CFEE		2.00	
	TOTAL		936.00	
	CHECK		936.00	
12/07/98	01	15:02 0001		6700

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0521686
IDENTIF. ↑ REFERENCE

98 DEC -7 PM 3:01
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11240 PAGE 369

No. 1381699