mwl

This Instrument Prepared By:
Timothy L. Takacs, Attorney at Law
201 Walton Ferry Road
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)	Send Tax Bills To	Map-Parcel No.
W. A. Barry, Jr. and Linda H. Angell Name	Same Name	Map 31
4690 Lickton Pike Street Address	Street Address	Parcel No. 34
Whites Creek, TN 37189 City, State, Zip	City, State, Zip	

Warranty Deed

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William A. Barry and wife, Elizabeth W. Barry**, Grantor, hereby transfer and convey to **William A. Barry, Jr. and Linda H. Angell**, Grantee, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee to-wit:

TRACT ONE:
Land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee.

Beginning at a spike in the middle of a culvert of Lickton Pike, being a common corner of the lands of C. T. Wright, Willie Furlong, and Stanley Lyons; thence North 75° West 316 feet to a point; thence South 87° West 110 feet to a point; thence South 7 ° West 160 feet to a point; thence South 87° East 344 feet to a spike in the center of Lickton Pike; thence North 7° West 130 feet to the point of beginning, containing 1.20 acres more or less according to a survey by Ralph W. C. Lambert dated September 30, 1961.

Being the same property conveyed to William A. Barry and wife, Elizabeth W. Barry by Warranty Deed from Stanley Lyons and wife, Harriett M. Lyons, of record in Book 3339, Page 61, and by deed of correction of record in Book 3342, Page 365, and by Quitclaim Deed from Annie May Lyons, of record in Book 3342, Page 363, Register's Office for Davidson County, Tennessee.

TRACT TWO:
A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, April 16, 1966, as follows:

Beginning at the southwest corner of the property conveyed to William A. Barry and wife, by deed of record in Book 3339, Page 61, and by deed of correction of record in Book 3342, Page 365, and by quitclaim deed of record in Book 3342, Page 363, Register's Office for said County, said point being North 87° West 344 feet from the center of Lickton Pike; thence North 87° West 110 feet to an iron pin; thence North 16°West 125 feet to an iron pin; thence North 78° East 165 feet to an iron pin, being said Barry's northwest corner; thence with his westerly line South 70° West 160 feet to the beginning, containing .45 of an acre, more or less.

Being the same property conveyed to William A. Barry and wife, Elizabeth W. Barry by Warranty Deed from Annie May Lyons and R. Stanley Lyons and wife, Harriett M. Lyons, of record in Book 4024, Page 722, Register's Office for Davidson County, Tennessee.

This is improved property known as 4690 Lickton Pike, Whites Creek, Tennessee 37189.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, their heirs, successors, and assigns, in fee simple forever.

GRANTOR does hereby covenant with the Grantee that she is lawfully seized and possessed of this land in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for the year 1998.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to this land to the Grantee, their heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands on December 4, 1998.

W. A. Barry
Grantor

Elizabeth W. Barry
Grantor

State of Tennessee
County of Sumner

Personally appeared before me, William A. Barry & Elizabeth F. Barry, Grantors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, on December 4, 1998.

Lisa J. Cummings
Notary Public

My commission expires: Oct. 1, 2002

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is **$ 103,000.00**. Subscribed and sworn to before me, on December 4, 1998.

Linda S Angell
Affiant

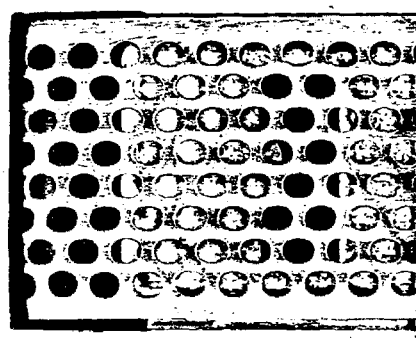
Lisa J. Cummings
Notary Public

My commission expires: Oct. 1, 2002

0524878
IDENTIF. ↑ REFERENCE

98 DEC 14 PM 1:18
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0126 12/14 0101 03CHECK 392.10



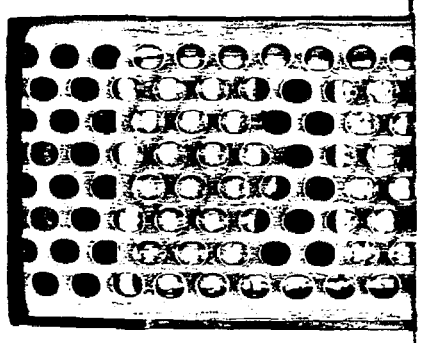
OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11251 PAGE 31



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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

103000.00
CON TX 381.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 392.10
CHECK 392.10

12/14/98 01 13:20 0001 0126

05248878
IDENTIF. ↑ REFERENCE

98 DEC 14 PM 1:18
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1399593