This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Roscoe Burton Barnes and wife, Michele G. Barnes,
Janice C. Barnes
457 Cedarcliff Road
Antioch, TN 37013

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 83-9
PARCEL 260
18W-15050

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Walter R. Dowlen and wife, Jeanine C. Dowlen hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Roscoe Burton Barnes and wife, Michele G. Barnes, as to a one-half undivided interest, and Janice C. Barnes, as to a one-half undivided interest, 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:

BEING the northerly 80 feet of Lots Nos. 8, 9 and 10 on the Plan of E. S. Priest's Subdivision of three acres and 8 poles of East Edgefield Plan, of record in Book 161, Page 43, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of Lots Nos. 8, 9 and 10 front 80 feet on the easterly side of South 13th Street, formerly Anne Street, and runs back between parallel lines with the southerly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to Walter R. Dowlen and wife, Jeanine C. Dowlen, by deed from Margie L. Williams, a single person and surviving tenant by the entirety of record in Book 5481, Page 242, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 1998 have been pro-rated and paid.

This is improved property known as 11 S. 13th Street, Nashville, TN 37206-2830.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roscoe Burton Barnes and wife, Michele G. Barnes, as to a one-half undivided interest, and Janice C. Barnes, as to a one-half undivided interest, their heirs and assigns, forever; and we, Walter R. Dowlen and wife, Jeanine C. Dowlen 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

Witness our hands this the 21ST day of December, 1998.

BOOK 11265 PAGE 182

Walter R. Dowlen
Walter R. Dowlen

Jeanine C. Dowlen
Jeanine C. Dowlen

STATE OF FLORIDA)
COUNTY OF VOLUSIA)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Walter R. Dowlen and wife, Jeanine C. Dowlen the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Port Orange, Florida, this the 21ST day of December, 1998.

LAWRENCE A. MARINO
MY COMMISSION # CC 425586
EXPIRES: December 11, 2002
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 87,000.00.

Rosco Burton Barnes
AFFIANT

Subscribed and sworn to before me this 22nd day of December, 1998.

Gene W. Floyd
NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

052873J
IDENTIF. ↑ REFERENCE

98 DEC 23 AM 8:52
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

4253 12/23 0101 03CHECK 332.50

12/18/98 10:06 TX/RX NO.5996 P.005

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 11265 PAGE 183

FOR

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

CONV	6000.00
CON TX	321.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	332.90
CHECK	332.90

12/23/98 01 08:49 0001 4253

0528731
IDENTIF. ↑ REFERENCE

98 DEC 23 AM 8:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405782