WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Danny Barnhill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF April 19 99

Ann B. Caldwell
Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny L. Barnhill	Danny L. Barnhill	MAP 94-01
(NAME)	(NAME)	
4725 Volunteer Drive	4725 Volunteer Drive	PARCEL 377
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	23 W 02080
(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, Michael C. Eades and wife, Susan S. Eades

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny L. Barnhill

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 Lot No. 194, on the Plan of Edgefield Land Co.'s First Subdivision, of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Michael C. Eades and wife, Susan S. Eades by deed from James P. Patton and wife, Theresa G. Patton of record in Book 7441, Page 833, Register's Office, Davidson County, Tennessee.

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

This conveyance is subject to 1999 taxes, prorated and assumed by the Grantee; all matters as set out on the plan of record in Book 57, page 30, said Reigster's Office; any restrictions and/or easements as they may affect said premises; and to parties in possession.

unimproved ( )
This is improved (X) property, known as 1513 Long Avenue, Nashville, TN 37206
(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 21st day of April, 19 99

Michael C. Eades

Susan S. Eades

Susan S. Eades

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael C. Eades and wife, Susan S. Eades

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 Brentwood, Tennessee, this 21st day of April 19 99.

Commission expires January 29, 2000

Ann B Waddell
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

0577651

IDENTIFICATION REFERENCE

99 APR 23 AM 8:49

REGISTER
WILLIAMSON COUNTY, TN.

0104 04/23/99 0101 03CHECK 103.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11444 PG. 87

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

05776511

IDENTIFICATION REFERENCE

99 APR 23 AM 8:49

RECEIVED AND RECORDED
DAVIDSON COUNTY, TN.

CAMT	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	103.50
CHECK	103.50

04/23/99 01 08:52 0001 6164

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1476105