BOX 25-B

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

BOOK 11465 PG. 728

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $35,000.00.

Affiant

Sworn to and subscribed before me this 5 day of ____, 1999.

NOTARY PUBLIC

My Commission Expires: 7-27-2002

ADDRESS - NEW OWNER
Charles Griffith, etux
321 Starliner Court
Nashville, TN 37209

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 91-14
Parcel 144

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James L. Barnes, Jr., unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Charles Griffith and wife, Ruth Griffith**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

This is improved property known as 306 Oceola (a/k/a Osceola) Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever

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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 my hand this 5 day of May, 1999.

James L. Barnes, Jr.

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, **James L. Barnes, Jr.**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5 day of May, 1999.

NOTARY PUBLIC

My Commission Expires: 2-27-2001

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 18 on the Map of C. C. Vernon Farms, as of record in Book 161, page 164, Register's Office for Davidson County Tennessee, more particularly described according to a survey made by Norris H. Hickerson, Engineer, July 29, 1954, as follows:

Beginning at an iron pin in the easterly margin of Osceola Avenue, said pin being located 230.7 feet from the northeasterly intersection of Lennox Street and Osceola Avenue; thence with the easterly margin of Osceola Avenue, North 14° West 53.3 feet to an iron pin in the southerly margin of a 16-foot alley; thence with the southerly margin of said 16-foot alley, 35.5 feet to a cross on a rock, said point being the northwesterly corner of E. H. Soapes' property, of record in Book 1392, page 208, said Register's Office; running thence with said Soapes' line, south 20° east 52 feet to a stake, said stake being located north 20° west 225 feet from the northerly margin of Lennox Street; thence south 69° 15' west 41.5 feet to an iron pin in the easterly margin of Osceola Avenue, the point of beginning.

Being the same property conveyed to James L. Barnes, Jr., by deed from David Eugene Prince, of record in Book 6066, page 633, Register's Office for Davidson County, Tennessee, and by deed from Mary Louise Putnam, of record in Book 6565, page 73, said Register's Office.

The legal description as hereinabove set forth is the same as that contained in the previous deed of record.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11465** PG. **731**

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

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CAMT 35000.00
CO TX 129.50
PRFEE 1.00
RCDFEE 12.00
CFEE 2.00
TOTAL 144.50
CHECK 144.50
09:07 0001 2199

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456874