This Instrument Prepared By: W. Kent Coleman, Attorney-at-Law, 14 Public Square North Murfreesboro, TN 37130, from information furnished by the parties.

Name & Address of New Owner:	Send Tax Statements To:	Tax Map & Parcel No.
M.L. Barrett 976 Murfreesboro Nashville, TN 37217	M. L. Barrett 976 Murfreesboro Rd Nashville, TN 37217	119-8 5

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **LAURA ELAM ZARTH (one in the same as Laura E. Zarth), by and through her lawful attorney-in-fact**, has this day bargained and sold and does hereby transfer and convey unto **M. L. BARRETT AND WIFE, RACHEL BARRETT**, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being Lot No 173 on the Plan of Glencliff Estates, Section 7, as of record in Book 2331, page 73, RODC, Described as follows:

Said Lot No 173 fronts 106 feet on the northerly side of Wimpole Drive and extends back 214.3 feet on the easterly line and 217 feet on the westerly line, to a dead line, measuring 78 feet thereon.

Being the same property conveyed to Laura Elam Zarth and Lawrence Zarth of record in Book 5784, page 211, of the Register's Office of Davidson County, Tennessee. Lawrence Zarth is now deceased leaving said property vested in Laura Elam Zarth with sole ownership.

This conveyance is subject to all matters of record shown on Plat in Book 2331, Page 73, in the Register's Office of Davidson County, Tennessee, as well as restrictive covenants of record in Book 2102, Page 339 and Book 2451, Page 223, in said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said M. L. Barrett and wife, Rachel Barrett, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that she is lawfully seized and possessed of said parcel of real estate, and that she has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of 1999 property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand, this the 21st day of May, 1999.

Laura Elam Zarth
LAURA ELAM ZARTH

BY: Ed Elam III
ED ELAM, III, as
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

On this 21st day of May, 1999, before me personally appeared Ed Elam, III, to me known to be the person who executed the foregoing instrument on behalf of Laura Elam Zarth, one of the bargainors, and acknowledged that he executed the same as the free act and deed of the said Laura Elam Zarth, and for the purposes therein contained by virtue of Power of Attorney duly executed by the said Laura Elam Zarth, and appearing of record in Book B-364, Page 414, in the Register's Office of Rutherford County, Tennessee.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this the 21st day of May, 1999.

Notary Public

My Commission Expires:
4/14/2001

99 JUN -3 PM 3:10
FILED FOR RECORD IN REGISTER
OFFICE RUTHERFORD COUNTY, TN.

0595186

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $94,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 27th day of May, 1999.

Notary Public

My Commission Expires:
4-14-2001

C:\WP51\LEGAL\ZARTH.4WD

361.57 4735 06/03 0101 03CHECK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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

BOOK 11509 PG. 832

0595186

INSTRUMENT # REFERENCE

99 JUN -3 PM 3:09

REGISTER
DAVIDSON COUNTY, TN.

CAMT	94750.00
CON TX	350.57
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	361.57
CHECK	361.57

06/03/99 03 15:13 0001 4755

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469267