WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,800.00

Kelly J Campau
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF May

Notary Public

My Commission Expires:
(AFFIX SEAL)

ROBIN B. KELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Rudell Barnhill, Jr. and wife, Bridgette Barnhill 5436 Eulala Drive Nashville, TN 37211	Franklin American Mortgage Company 210 25th Avenue N., Suite 1100 Nashville, TN 37211	162-9-62

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **PATRICIA A. DURHAM, UNMARRIED**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **RUDELL BARNHILL AND WIFE, BRIDGETTE BARNHILL**, hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Hickory View, Section One, as of record in Book 5210, page 221, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patricia A. Durham, by warranty deed from AAA Realty Company, of record in Book 5670, Page 467, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 1999 and subsequent, a lien which are not yet due and payable.

Subject to restrictive covenants of record in Book 5516, page 863 and Book 6027, page 415, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Plat Book 5210, page 221, said Register's Office.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 5436 Eulala Drive, Nashville, TN 37211.

0595835
INCLUDING T REFERENCE
99 JUN-4 PM 1:43
REGISTER
DAVIDSON COUNTY, TN.
5447 06/04 0101 03CHECK 132.16

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 person 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 MY HAND 19th day of May, 1999.

Patricia A. Durham by Ronnie Garton her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Ronnie Garton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Patricia A. Durham and who acknowledged that he executed the same as the free act and deed of the said Patricia A. Durham, by virtue of the Limited Power of Attorney, duly executed by the said Patricia A. Durham.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 1999.

Notary Public

My commission expires: 9-11-2001

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11512 PG. 562

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

0595835

IDENTIFICATION REFERENCE

99 JUN -4 PM 1:42

BILL GARRETT REGISTER DAVIDSON COUNTY, TN.

CAMT	86800.00
CON TX	321.16
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	332.16
CHECK	332.16

06/04/99 01 13:46 0001 5447

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469950