STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 1999.

Notary Public

MY COMMISSION EXPIRES 1-20-2002

(AFFIX SEAL)

BOOK 11585 PG. 48

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 1535 West Northfield Blvd. Suite #1, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
The Malcolm L. Barrett, Sr. and Rachel S. Barrett Joint Revocable Living Trust	SAME	107-14-69
(NAME) 976 Murfreesboro Road	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **ETHA BONE O'SAIL, A WIDOW**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **THE MALCOLM L. BARRETT, SR. AND RACHEL S. BARRETT JOINT REVOCABLE LIVING TRUST** , hereinafter called the GRANTEE(S), 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. 160, on the Map of Miro Meadows Subdivision, of record in Book 1424, pages 94 and 95, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 160 fronts 90 feet on the westerly side of Kipling Drive and runs back between lines, 138.9 feet on the north line and 143 feet on the south line to a dead line in the rear on which it measures 73 feet.

Being the same property conveyed to John W. O'Sail and wife, Etha Bone O'Sail by Warranty Deed of record in Book 6022, page 515, of the Register's Office of Davidson County, Tennessee. The said John W. O'Sail having since died and property is now vested in Etha Bone O'Sail.

Subject to any and all matters as shown on plat of record in Plat Book 1424, pages 94 and 95, and as amended in Book 9099, page 779, of the Register's Office of Davidson County, Tennessee; subject to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

unimproved ( )
This is improved(X) property, known as 925 Kipling Drive, Nashville, TN 37217
(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 GRANTEE(S), their heirs assigns forever; and I do covenant with the said GRANTEE(S) that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 20th day of July, 1999.

Etha Bone O'Sail
Etha Bone O'Sail

99 JUL 23 AM 10:28

06150588

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

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Before me, the undersigned Notary Public, personally appeared Etha Bone O'Sail, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of July, 1999.

Notary Public

My Commission Expires: 1-20-2002

KATHY JONES
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11585 PG. 50

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

0615058

93 MAY 28 10:19:23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494401