FILE BOX 45

WARRANTY DEED

BOOK 11705 PAGE 334

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

John E. Barker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF October 1999

Patricia A. Nichols
Notary Public

MY COMMISSION EXPIRES: 3/24/01
(AFFIX SEAL)

PATRICIA A. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Barker (NAME)	New Owner (NAME)	MAP 96-1
2908 Windemere Court (ADDRESS)	(ADDRESS)	PARCEL 145
Nashville, TN 37214 (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, Waltco of Nevada, Inc., a Nevada Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John E. Barker

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 Lots Nos. 4 and 5, on the Plan of Donelson Plaza Subdivision, of record in Book 5200, Page 381, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Nevessee, Inc. and Waltco of Nevada, Inc. by Quitclaim Deed from Lloyd Hood, of record in Book 9618, Page 440, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

99 OCT 15 PM 12:10
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

0646965

REFERENCE

unimproved ( )
This is improved (X) property, known as 2705 & 2711 Old Lebanon Pike, Nashville, TN 37214
(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 my hand this 15 day of Oct 1999

Waltco of Nevada, Inc., a Nevada Corporation
By:
Walter Conn, President

0101 OCT 20 CHECK
288.50

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF CALIFORNIA
COUNTY OF ~ Los Angeles

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Walter Conn and N/A with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and N/A respectively of the Waltco of Nevada, Inc. the within named bargainor, and corporation, and that he as such President and N/A being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Walter Conn as such President, and attesting the same by the said N/A as such N/A.

Witness my hand and official seal at office at ~ Los Angeles California on this the ~ 29th day of ~ September 1999 .

My commission expires 8/27/02

Tiffany Yung
Notary Public

TIFFANY YUNG
Commission # 1194619
Notary Public - California
Los Angeles County
My Comm. Expires Aug 27, 2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0646965

REFERENCE

99 OCT 15 PM 12:10

REGISTER
DAVIDSON COUNTY, TN.

CAMT	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	288.50
CHECK	288.50

10/15/99 01 12:14 0001 0257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1528084