Instr:200003020020800 Page: 1 OF 3
REC'D FOR REC 03/02/2000 3:25:59PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $677.10

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Rd., #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 16993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $183,000.00

Affiant

Subscribed and sworn to before me this 29th day of February, 2000.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
CHRISTOPHER A. BARBOUR	SOUTHEASTERN MORTGAGE OF TN	MAP 102-15
784 Brook Hollow Road	115 29th Avenue South	PARCEL: 109
Nashville, Tennessee 37205	Nashville, Tennessee 37212	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, VIRGINIA P. LOVELACE AND HUSBAND, JAMES N. RICKS, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CHRISTOPHER A. BARBOUR AND WIFE, KATHERINE S. BARBOUR, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 784 Brook Hollow Road Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of February, 2000.

VIRGINIA P. LOVELACE

By: JAMES N. RICKS, ATTORNEY-IN-FACT

JAMES N. RICKS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES N. RICKS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of February, 2000.

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

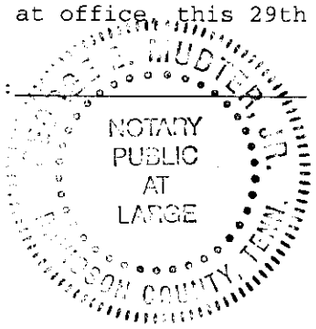
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES N. RICKS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said VIRGINIA P. LOVELACE, and is authorized by the said VIRGINIA P. LOVELACE, to execute this instrument on her behalf.

Witness my hand, at office, this 29th day of February, 2000.

My Commission Expires: _____



My Commission Expires SEPT. 23, 2000

_____
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being a tract marked "Reserved (Horton Heights) on the Plan of Brook Meade, Section II, of record in Plat Book 2133, page 76, Register's Office for Davidson County, Tennessee, and part of a tract of the Hill Property, not of record, and described together according to a copy of a survey by Z. J. Wilkerson, Surveyor, June 30, 1955, and described according to a survey by John B. Kohl, III, dated June 10, 1986; and described according to a mortgage loan inspection by John Kohl & Company, dated 06/26/97, as follows:

BEGINNING at a point in the easterly margin of Brook Hollow Road at the common front corner of a Tract marked "Reserved" (Siegrist) and a tract marked "Reserved" (Horton Heights) the SW corner of the subject tract; thence with the line between said tracts and said line if extended S 70 deg. 00 min. E. 278.4 feet to an iron pin; thence N 20 deg. E. 148.8 feet to an iron pin; thence N 70 deg. W. 278 feet to the easterly margin of Brook Hollow Road, the NW corner of the subject tract; thence with said margin of said road, southwardly 145 feet to the point of beginning.

Being the same property conveyed to Virginia P. Lovelace and husband, James N. Ricks by quitclaim deed from Virginia P. Lovelace of record in Book 10530, page 175, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 2133, page 76, said Register's Office.

James N. Ricks, Jr., being one and the same as James N. Ricks.