FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Renee S. Minnis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 20 00

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Patricia Nichols
Notary Public

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

Instr:200005010043277 Page: 1 OF 2
REC'D FOR REC 05/01/2000 4:03:48PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $284.90

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
Renee S. Minnis (NAME)	SunTrust Bank (NAME)	MAP 80-8
1494 Dolan Road (ADDRESS)	1 Park Place, N.E. (ADDRESS)	PARCEL 67
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Atlanta, GA 30303 (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, Patricia Fay Barnes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Renee S. Minnis, unmarried

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 Lot No. 230, on the Plan of Section I, Bordeaux Gardens, of record in Book 3300, Page 91, Register's Office for Davidson County, TN.

BEGINNING at a point in the southerly margin of Dolan Road, at the corner of Lots Nos. 230 and 231; thence with the line between said lots, southerly 132.49 feet to a point in the northeasterly rear line of Lot No. 235; thence with the line between Lots Nos. 230, 235, and 236; South 71° 36' East 55.55 feet to a point; which is 6.64 feet southeast from the original corner of said lots, as shown on said plan; thence northerly 149.9 feet to a point in the southerly margin of Dolan Road; which point is 2 feet east of the original corner of said lots; thence with the southerly margin of Dolan Road, westerly partly around a slight curve, 58.46 feet to the point of beginning.

BEING the same property conveyed to Ernest Barnes and wife, Carrie Prentice Barnes by deed from Woodbine Homes, Inc., of record in Book 3672, Page 524, Register's Office for said County. The said Ernest Barnes and wife, Carrie Prentice Barnes, now deceased, with Ernest Barnes having predeceased his wife. The undersigned Patricia Fay Barnes being devised the above property by the Last Will and Testament of Carrie Barnes of record in Book 9886, Page 440, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1494 Dolan Road, Nashville, TN 37218
(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 28th day of April, 20 00

Patricia Fay Barnes

Patricia Fay Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Fay Barnes

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of April 00.

Commission expires 3/24/01

Notary Public

STATE OF TENNESSEE
COUNTY OF

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 20____.

My commission expires ____

Notary Public

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to Restrictive Covenants of record in Book 3465, Page 403, Register's Office for said County.

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 Book 3300, Page 91, said Register's Office.