mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Commercial Services Builders, Inc. 1564 Springfield Highway Goodlettsville, TN 37072	Same as New Owner	Map 7 Parcel 38 Field Book 10D 21005

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, GARY BARNETT, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto COMMERCIAL SERVICES BUILDERS, INC., a Tennessee Corporation, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being Lot No. 1 in the subdivision of W. H. Tinnon's 11.99 acre tract, described according to a survey made by J. R. Scott, Surveyor, October 11, 1948, as follows:

BEGINNING at a point on the southerly margin of U. S. Highway No. 41 at the northwest corner of Lot No. 2 conveyed to Harry J. Cooper, Jr. and wife by Harry J. Cooper, Sr. by deed of record in Book 2591, page 215, Register's Office for said County; thence, with the line between said Lots Nos. 1 and 2, 17 and 18; thence, with the line between Lots Nos. 1 and 18, northwestwardly 105 feet to the northwest corner of said Lot No. 18, said point being in the eastern boundary line of the property conveyed to James Ayers; thence, with Ayers' eastern boundary line North 30 deg. East 256 feet to the southerly margin of said highway; thence, with the southerly margin of said Highway, South 53-1/4 deg. East 141 feet to the beginning.

BEING the same property conveyed to Gary Barnett by deed from Terry Lynn Elmore and wife, Linda G. Elmore, of record in Book 9008, page 389, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1570 Springfield Highway, Goodlettsville, TN 37072.

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, its successors or assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1994, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

And I, the GRANTOR, 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, its successors or assigns, against the lawful

claims of all persons whomsoever.

WITNESS our hands on this the 9th day of May, 1994.

"GRANTOR"

Gary Barnett
GARY BARNETT

"GRANTEE"

COMMERCIAL SERVICES BUILDERS, INC.

BY: Richard W. Uselton, Pres.
RICHARD W. USELTON, President

BY: Thomas Darrel Lyle, Sec.
THOMAS DARREL LYLE, Secretary

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY BARNETT, 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 the 9th day of May, 1994.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared RICHARD W. USELTON, with whom I am personally acquainted and who acknowledged himself to be the President of COMMERCIAL SERVICES BUILDERS, INC., the bargainor, a corporation, and as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this the 9th day of May, 1994.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared THOMAS DARREL LYLE, with whom I am personally acquainted and who acknowledged himself to be the Secretary of COMMERCIAL SERVICES BUILDERS, INC., the bargainor, a corporation, and as such Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as Secretary.

WITNESS my hand, at office, this the 9th day of May, 1994.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $54,563.59.

Affiant

Sworn to and subscribed before me, this the 9th day of May, 1994.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

94 MAY 18 AM 11:21
DAVIDSON COUNTY, TN.

51341

IDENTIF. & REFERENCE

PAGS 00/10 DJ01 03CHECK 211-02

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9348 PAGE 909

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 54563.59
CON TX 202.02
PRFEE 1.00
WDEED 8.00
TOTAL 211.02
CHECK 211.02

05/18/94 01 11:22 0001 7465

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51341
IDENTIF. ↑ REFERENCE

94 MAY 18 AM 11:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 792479