PREPARED BY:
Franklin Title Company, LLC
201 Fourth Avenue North, Suite 1260
Nashville, TN 37219

WARRANTY DEED

THIS INDENTURE is made and entered into this **14th** day of **April, 1999** between **Jeff ACKERMAN** , GRANTOR, and **Marilyn C. BARNES and husband, Walter BARNES** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **Davidson,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 3 of the Resubdivision of Lot No. 2 as on the Final Plat of Ellis Subdivision, of record in Plat Book 8250, page 899, and Plat Book 8250, page 973, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Jeff Ackerman, by deed from Pamela Jean Ellis, of record in Book 10885, page 776, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO Restrictive Covenants contained in instrument of record in Book 11325, page 352, Book 11363, page 664, Register's Office, Davidson County, Tennessee, and Matters appearing on the Plat of record in Plat Book 8250, page 973, Register's Office fro Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Jeff ACKERMAN
Signature of Seller

0580708

IDENTIF. & REFERENCE

99 APR 30 PM 1:36
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

479.05

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Jeff ACKERMAN** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **14th** day of **April, 1999.**

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
September 28, 2002

My Commission Expires: 9/28/2002

Name and Address of Property Owner:

Marilyn C. BARNES and Walter BARNES
3853 Faulkner Drive
Nashville, TN 37211

Property Address:

3853 Faulkner Drive
Nashville, TN 37211

Person Responsible for Taxes:

FT Mortgage Companies, dba Sunbelt National Mortgage
P.O. Box 146
Memphis, TN 38101

Parcel #: 147-12 Parcel 108

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$126,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **14th** day of **April, 1999.**

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
September 28, 2002

My Commission Expires: 9/28/2002

RETURN TO:
Franklin Title Company, LLC
201 4th Ave. N
S-1260
Nashville, TN 37219

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11455** PG. **135**

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0580708

IDENTIFICATION REFERENCE

99 APR 30 PM 1:36

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	126500.00
CON TX	468.05
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	479.05
CHECK	479.05

04/30/99 01 13:38 0001 9423

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1454124