0599368

IDENTIFICATION REFERENCE

99 JUN 14 AM 11:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL TO:

PREPARED BY:
SIDWELL TITLE AGENCY LTD., L.P.
SUITE 200
121 FIRST AVENUE SOUTH
FRANKLIN, TN 37064

BOOK 11526 PG. 232

9258 06/14 0101 03CHECK 861.00

WARRANTY DEED

THIS INDENTURE is made and entered into this **1st** day of **June, 1999** between **Diane Taylor, a married woman** , GRANTOR, and **Andee Barnett and wife, Regina Barnett, AND Richard Barnett and wife, Marsha Barnett**, 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 **Goodlettsville,,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 11 on the Plan of Echo Meadows Subdivision, as of record in Book 2331, page 64, Register's Office for said COunty, and described as follows:

Beginning at a point in the westerly margin of Wren Road, at the corner of Lots Nos. 10 and 11; thence with the line between said lots, northwesterly 272.7 feet to the easterly right-of-way of the L & N Railroad; thence with the line of the same as follows: Southerly 171.5 feet, East 25 feet, Southerly 134 feet to the corner of Lot No. 12; thence with the line between Lots Nos. 11 and 12; easterly 182 feet to the west margin of Wren Road; thence with the margin of the same, northerly around a slight curve, 170 feet to the point of beginning.

Being the same property conveyed to DIANE TAYLOR, a married woman, by deed from Thomas C. Slagle and wife, Elaine Slagle and Chester H. Cole and wife, Evelyn Cole of record in Book 10590, page 180, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 1999 and subsequent years, a lien, not yet due and payable. Map/Parcel: 034-01-0-011.00.

2. The Plan of record in Plat Book 2331, Page 64, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 2447, Page 325, Register's Office for Davidson County, Tennessee.

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.

Diane Taylor

Diane Taylor
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BOOK 11526 PG. 233

Personally appeared before me, a Notary Public of said County and State, **Diane Taylor, a married woman** , 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 **1st** day of **June, 1999.**

Notary Public

My Commission Expires: 9-11-2001

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Name and Address of Property Owner:

Andee Barnett and Regina Barnett Richard Barnett and Marsha Barnett
208 North Main Street
Goodlettsville, Tennessee 37072

Property Address:

825 Wren Road
Goodlettsville, Tennessee 37072

Person Responsible for Taxes:

SAME

Parcel #: 034-01-0-011.00

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 **$230,000.00** 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 **1st** day of **June, 1999.**

Notary Public

My Commission Expires: 9-11-2001

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

RETURN TO:

SIDWELL TITLE AGENCY LTD., L.P.
SUITE 200
FRANKLIN, TN 37064

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11526 PG. 234

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

9259 06/14 0101 03CHECK 8.00

0599368

RECEIVED FOR REFERENCE

99 JUN 14 AM 11:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

AMT
DEED 8.00
230000.00
TOTAL 8.00
VOID
CHECK 8.00
MAT
06/14/99 01 11:09 0001 9259
230000.00-
CAMT
230000.00
CON TX 851.00
PRFEE 1.00
CFEE 2.00
TOTAL 854.00
CHECK 854.00
06/14/99 01 11:07 0001 9258

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Total 862.00

No. 1473700