File Box 29

06286603

IDENTIFICATION REFERENCE

99 AUG 26 AM 8:25

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11635 PAGE 251

Seller: BARNES
Order No.: 131681

Data ID: 16245
Job No.: 8921

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO: MAP PARCEL NUMBERS
Mr. & Mrs. Christopher M. Koster	First American National Bank
(Name)	(Name)
1612 Shelby Street	P. O. Box 1193
(Street Address or Route Number)	(Street Address)
Nashville, TN 37206	Jackson, MS 39215-1193
(City) (State) (Zip)	(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to ERIC D. BARNES AND TAMARA BARNES, HUSBAND AND WIFE (hereinafter referred to as Grantor, whether one or more) by CHRISTOPHER M. KOSTER and wife, CHRISTY E. KOSTER

(hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17, ON THE PLAN OF EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION, OF RECORD IN BOOK 57, PAGE 130, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ERIC D. BARNES BY DEED RECORD IN BOOK 10168, PAGE 88 REGISTER'S OFFICE FOR SAID COUNTY.

The above legal description includes memberships and/or ownerships of non-municipal water and/or sewer systems, if any.

TAX PARCEL NO.: 083-14-353

0701 08/26 0101 03CHFCK 351.40

unimproved ( )
This is improved (X) property, known as

1612 SHELBY AVENUE
(House Number) (Street) (P.O. Address)

NASHVILLE, TN 37206
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas, Texas 75225

[Continued]

Seller: BARNES
Order No.: 131681

Data ID: 16245

Witness our hands this 6th day of August, 1999, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Tamara R. Barnes
TAMARA BARNES—Grantor

Eric D. Barnes
ERIC D. BARNES—Grantor

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, Joan Jones, a Notary Public in and for said County and State, ERIC D. BARNES, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of August, 1999.

My Commission Expires: My Commission Expires MAY 26, 2002

Joan Jones
Notary Public

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, Joan Jones a Notary Public in and for said County and State, TAMARA BARNES, the within named bargainor, with whom I am personally acquainted (or proven 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 6th day of August, 1999.

My Commission Expires: My Commission Expires MAY 26, 2002

Joan Jones
Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $ 89,500.00 = 92,000 L.O.B which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Eric D. Barnes
ERIC D. BARNES—Grantor

Tamara Barnes
TAMARA BARNES—Grantor

STATE OF Tennessee }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 6th day of August, 1999.

(Affix Seal)

My commission expires: My Commission Expires MAY 26, 2002

Joan Jones
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11635 PAGE 253

0628603

IDENTIF. & REFERENCE

99 AUG 26 AM 8:25

REGISTER
DAVIDSON COUNTY, TN.

CAMT	92000.00
CON TX	340.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	351.40
CHECK	351.40

08/26/99 01 08:25 0001 0701

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508786