Davidson County DEEDWARR
Recvd: 11/14/00 10:51 2pgs
Fees:11.00 Taxes:277.50
20001114-0112786

Map: 118-10

Parcel: 195

WARRANTY DEED

Address of New Owner(s)

Ellenita S. Zimmerman
Samuel S. Barefield
P. O. Box 1322
Franklin, Tennessee 37056-1322

Send Tax Bills To:

SAME

This Instrument Prepared By:

J. Terry Price
Guenther, Jordan & Price, Attorneys
1150 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

The actual consideration (or value, whichever is greater) for this transfer is $75,000.

Samuel S. Barefield, Jr.
Affiant

Subscribed and sworn to before me this 30 day of August, 2000.

Notary Public

My Commission Expires May 27, 2001

For and in Consideration of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Samuel S. Barefield, Executor of the Estate of Mary Nell Barefield, (hereafter referred to as "Grantor") by these presents do hereby transfer and convey unto Samuel S. Barefield, Jr., unmarried, his heirs and assigns, (hereafter referred to as "Grantee") a one-quarter undivided interest, to the right, title, and interest in and to a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Being Lot No. 2 on the Plan of the Resubdivision of Lots 60 and 61, of Sutton Hill Section of Marengo park, as of record in Book 3500, page 121.

Said Lot No. 2 fronts 60 feet on the east side of McNairy Lane and extends back between parallel lines, 167 feet to a dead line, together with an easement conveyed to Ira T. Adams and wife, Martha S. Adams, by William D. Tyree and wife as of record in Book 3870, page 386, for a sanitary sewer which serves Lot No. 2.

This property description was obtained from the prior conveyance.

Being an interest in the same property conveyed to Grantor and wife Mary S. Barefield, by deed from Ira T. Adams and wife, Martha S. Adams, of record in Deed Book 4131, Page 482, Register's Office for Davidson County, Tennessee. Mary S. Barefield has since passed away. Pursuant to a claim filed with the Probate Court of Davidson County, Tennessee, Docket Number 99P-1028, Samuel S. Barefield, Jr., Executor and Sam S. Barefield, Jr., individually, conveyed to Ellenita S. Zimmerman, unmarried, a one-half undivided interest as a tenant in common, in a quitcclaim deed of record filed simultaneously herewith in said Register's Office.

Samuel S. Barefield Jr. properly executed and filed a disclaimer to the one quarter undivided interest in this property he would have taken as a joint tenant with right of survivorship, of record in Instrument number 199912070300464, said Register's Office. By executing said disclaimer, the remaining one quarter undivided interest passes according to the Will of Mary Nell Barefield. The Executor of this estate is conveying this property to Samuel S. Barefield, Jr., unmarried, under the power of sale contained in the decedent's Will.

The result of this deed and the above deed and disclaimer is that Samuel S. Barefield, Jr., unmarried, and Ellenita S. Zimmerman, unmarried each own a one-half undivided interest in this property, as tenants in common and with no right of survivorship.

I hereby affirm that Sam S. Barefield, Jr., and Samuel S. Barefield, Jr. are one in the same person and that I am that person. I hereby affirm that Mary S. Barefield and Mary Nell Barefield are one in the same person and was a joint owner in this property and is also the decedent referenced in the above estate.

This is improved property, known as 2904 and 2906 McNairy Lane, Nashville, Tennessee.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever.

Grantor represents to Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Grantor binds Grantor and the heirs and representatives of Grantor to warrant and forever defend the title to the above described land to Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

Witness this 30 day of August, 2000.

Samuel S. Barefield Jr
Samuel S. Barefield, Jr.
Executor of the Estate of Mary Nell Barefield

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Lexie H. Hagan, a Notary Public in and for the above County and State, the within named Samuel S. Barefield, Jr., Executor of the Estate of Mary Nell Barefield the bargainor, with whom I am personally acquainted (or proved 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 30 day of August, 2000.

LEXIE H. HAGAN NOTARY PUBLIC DAVIDSON CO. TENN.

Lexie H. Hagan
NOTARY PUBLIC
My Commission Expires: 7/31/01