THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17759**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $106,000.00. Affiant Subscribed and sworn to before me, this 28th day of FEBRUARY, 2001. Notary Public My Commission Expires: 11/29/03 My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr./Mrs. Kenneth W. Barnes, Jr. 5914 O'Brien Avenue Nashville, TN 37209	Countrywide Home Loans, Inc. 4500 Park Granada Calabasas, CA 91302-1613	MAP 91-13 PAR 299 FB 08DA 37280

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MIKE PAGE, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KENNETH W. BARNES, JR. AND WIFE, CELENA BARNES ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5914 O'Brien Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of FEBRUARY, 2001.

MIKE PAGE

Davidson County DEEDWARR
Recvd: 03/01/01 12:05 2pgs
Fees:11.00 Taxes:392.20

20010301-0019104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MIKE PAGE, 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, at office, this 28th day of FEBRUARY, 2001.

My Commission Expires: 11/29/03

Notary Public

My Commission Expires

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of West Nashville Heights, as of record in Plat Book 332, page 127, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mike Page by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C. of record in Book 11236, page 684, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 1257, page 198; and (3) All matters appearing on the Plan of record in Plat Book 332, page 127, said Register's Office.