PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 05/08/01 10:56 2pgs
Fees:11.00 Taxes:674.51
20010508-0047361

W & I Ref: (gj) Title No: 42314
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eric Barnhart Michelle M. Barnhart 81 Brookwood Terrace Nashville, TN 37205	National Bank of Commerce 115 29th Avenue South Nashville, TN 37212

TAX MAP-PARCEL NUMBERS: 103-14-032

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 182300.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeremy Ralston-Good, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric Barnhart and spouse, Michelle M. Barnhart,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 33 on the Plan of Hillwood Terrace, Section II, of record in Plat Book 3300, page 73, Register's Office for said County.

SAID Lot No. 33 fronts 95 feet on the broken southerly margin of Brookwood Terrace and extends back 235.6 feet on the easterly line and 240.5 feet on the westerly line to a dead line in the rear, measuring 95 feet thereon.

BEING the same property conveyed to Jeremy Ralston-Good, unmarried by deed from Heidi Metke Staggs, Co-Trustee and Edward Foster, Co-Trustee of The Patricia Ann Metke Family Trust; and Heidi Metke Staggs as Executor of the Estate of Patricia Ann x of record in Book 10459, page 190, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300, Page 73, said Register's Office, which Plan shows a 50 foot minimum building setback line from Brookwood Terrace, with a 5 foot sewer easement lying therein and 10 foot easement for utility purposes along the along the rear line(s)

This is improved property, known as: 81 Brookwood Terrace, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 09 day of April, 2001.

Jeremy Ralston-Good

State of California
County of San Diego

On this 6 day of April, 2001, before me the undersigned authority, personally appeared **Jeremy Ralston-Good**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

A. SIMMONS
Commission #1256385
Notary Public - California
San Diego County
My Comm. Expires Mar 11, 2004

My Commission Expires:

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 182300.00

Affiant

Sworn and subscribed before me on the 12th day of April, 2001.

A. SIMMONS
Commission #1256385
Notary Public - California
San Diego County
My Comm. Expires Mar 11, 2004

My Commission Expires:

Notary Public

Return To:
Rudy Title and Escrow
2000 Glen Echo Rd. #209
Nashville, TN 37215