27A
8079

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Teresa L. Vanatta
4903 Kentucky Ave.
Nashville, Tennessee 37209

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 10/22/01 08:18 3pgs
Fees:18.00 Taxes:226.26
20011022-0114644

SEND TAX BILL TO:
NEW OWNER

MAP 91-7
GROUP
PARCEL 238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Alfred Wayne Barton, Tommy Ray Barton, Larry Joe Barton, Kathy Jane Sparks and Paulette H. Fuqua** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Teresa L. Vanatta, married**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 4903 Kentucky Ave., Nashville, Tennessee 37209.

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", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 31st day of August, 2001.

Alfred Wayne Barton by Kathy Jane Sparks
Alfred Wayne Barton, by Kathy Jane Sparks, as attorney-in-fact

Tommy Ray Barton by Kathy Jane Sparks
Tommy Ray Barton, by Kathy Jane Sparks, as attorney-in-fact

Larry Joe Barton by Kathy Jane Sparks
Larry Joe Barton, by Kathy Jane Sparks, as attorney-in-fact

Kathy Jane Sparks
Kathy Jane Sparks

Paulette H. Fuqua
Paulette H. Fuqua

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kathy Jane Sparks, indivdually and as attorney in fact for the said Alfred Wayne Barton, Tommy Ray Barton, Larry Joe Barton, and Paulette H. Fuqua,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of August, 2001.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

My Commission Expires: 5/29/2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $61,150.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of August, 2001.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005

EXHIBIT A

ATTACH LEGAL DESCRIPTION

Lots Nos. 806 and 808, Block 139, Pan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 806 and 808 adjoin and front together 50 feet on the southerly side of Kentucky Avenue and run back between parallel lines 150 ft. to an alley.

Being the same property conveyed to Mattie Ellen Barton by deed from John C. McLemore, Trustee in Bankruptcy, of record in Book 8560, page 176 and Corrected in Book 10833, page 759, being also the same property conveyed to Alfred Wayne Barton and Mattie E. Barton, as Tenants in Common by Quit Claim Deed from Mattie E. Barton, a widow, of record in Deed Book 6495, page 75, Register's Office for Davidson County, Tennessee, originally acquired by Alfred Barton and wife, Mattie E. Barton of record in Book 3158, page 563, Register's Office for Davidson County, Tennessee. The said Alfred Barton, having died on April 27, 1984.

The said Mattie Ellen Barton, now being deceased, property now vested in the Heirs at Law of Mattie Ellen Barton, Paulette H. Fuqua, Kathy Jane Sparks, Alfred Wayne Barton, Tommy Ray Barton, Larry Joe Barton, and John William Barton.

This conveyance is subject to any and all existing easements of record.

Being the same property conveyed to Teresa L. Vanatta by Trustee's QuitClaim Deed , recorded as Instrument No. 20011022-0114643 , Register's Office for Davidson County, Tennessee.