WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/15/02 08:12 2pgs
Fees:13.00 Taxes:382.21

20020215-0019896

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,300.00

Affiant (Caroline L Henry)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: 9/25/2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caroline L. Henry (NAME)	Caroline L. Henry (NAME)	104-01 73.00
212 37th Avenue (ADDRESS)	P O Box 4415 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Johnson City, TN 37602 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John D. Barnes, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Caroline L. Henry , unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, BEING the Westerly 150 feet of the northerly part of Lot #31 and the westerly 150 feet of Lot #32 on the Map of the Subdivision of the northwest part of the West End Park Land Company's property, as of record in Book 421, page 152, Register's Office of said County described according to a loan survey by T.R. Sanford, Surveyor, November 22, 1958, as follows:

Beginning at a point in the easterly margin of 37th Avenue North formerly Pilcher Avenue at the N.E. corner of said 37th Avenue North and Normandy Place south as shown on the revised Plan of Acklin Heights, as of record in Book 1835, page 10, said Register's Office; thence with the easterly margin of said 37th Avenue North 82 feet to the common corner of Lots 32 and 33 of said West End Park Plan; thence with the line between said lots, easterly 150 feet to the westerly margin of a proposed 15 foot alley; thence with the westerly margin of said alley Southwardly 91 feet, more or less, to the northerly margin of said Normandy Place South; thence with the northerly margin of the same Westwardly 150 feet more or less, to the point of beginning.

Being the same property conveyed to John D. Barnes, by deed from Henry W. Newell and wife, Berta G. Newell, of record in Book 4519, page 822, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; Easement of record in Book 5428, page 989; Plan of record in Book 421, page 152; all in the Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 212 37th Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 7th day of February, 2002

John D Barnes
John D. Barnes

Sallye P Barnes
Sallye P. Barnes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John D. Barnes and wife, Sallye P. Barnes

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 7th day of February, 2002.

Commission expires 9/25/2004

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; Easement of record in Book 5428, page 989; Plan of record in Book 421, page 152; all in the Register's Office for Davidson County, Tennessee.

Sallye P. Barnes joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of John D. Barnes.