Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 02/20/02 09:42 3pgs
Fees:18.00 Taxes:55.50
20020220-0021404

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **John D. Barnes and wife Sallye P. Barnes** hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Phuong Le and wife Phuong Luu** (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in **Davidson County**, State of Tennessee, and being described as follows, to-wit:

See Exhibit A

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 19th day of February, 2002.

John D Barnes
John D. Barnes

Sallye P. Barnes
Sallye P. Barnes

STATE Of Tennessee
COUNTY Of Williams

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **John D. Barnes and wife Sallye P. Barnes** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 19th day of February 2002.

Lola A Taylor
Notary Public
My Commission expires: 02-22-2004

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES:
February 22, 2004

STATE OF Tennessee
COUNTY Of Williamson

The actual consideration or value, whichever is greater, for this transfer is $15,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of February, 2002.

Notary Public
My Commission expires: 02 - 22 - 2004

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES: February 22, 2004

Map and Parcel: 133 - 16 - 0 - A - 95.00CO

Address of New Owner: Phouny Le
521 Danley Ct.
Antioch, TN 37013

Send Tax Bills To:

Same

6-6020038

EXHIBIT A

Land in Davidson County, Tennessee, being Unit H-12 of Barcelona Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6400, Page 801, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium of record in Book 6400, Page 839, Register's Office for Davidson County, Tennessee, for a more complete description of unit.

Being a portion of the property conveyed to John D. Barnes and wife, Sallye P. Barnes by Warranty Deed from The Resource Foundation, Inc. a Tennessee Corporation, dated August 7, 1996 and recorded August 9, 1996 in Book 10152, Page 206, Register's Office for Davidson County, Tennessee.

This property is subject to that certain land use restriction agreement of record in Book 10053, Page 822, Register's Office for Davidson County, Tennessee.