WARRANTY DEED

MELINDA G. MAYTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires on 3/23/2002

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~[illegible]~~ 172,450 W

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3-15-02

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Barnes	SAME	072-07-0-211.00
(NAME)	(NAME)	
1260 McGavock Pike	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	SAME	
(CITY) (STATE) (ZIP)	(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, **Jim Devault as trustee and not personally under the prouisions of a Trust Agreement, dated October 12, 2000, known as Trust Number 1260 King-Berrian Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Barnes and wife, Cheryl Barnes**, 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 03/18/02 14:34 2pgs
Fees:13.00 Taxes:638.07

20020318-0033587

unimproved ☐

This is improved ☒ property, known as 1260 McGavock Pike, Nashville, TN 37216

(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 our/my hands this 3-15-02.

Jim Devault TRUSTEE

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Jim Devault and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson, Tennessee this 3-15-02.

Commission expires:

MELINDA G. MAYTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires on 3/23/2002

Notary Public

Return to:
All-Star Title, Inc
120 Donelson Pike, Ste [illegible]
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) [illegible]

EXHIBIT A

Being Part of Lot No. 1 on the Map of a proposed subdivision of the M. Edmundson Property, not of record, described according to a survey made by Richard B. Omohundro, Surveyor, dated 4/22/72, as follows: beginning at the southwesterly intersection of Maxey Lane and Glenmeade Drive; thence with the margin of Maxey Lane, North 87deg. 20min. W 105 feet (108.5 by actual field measure); thence South 15deg. 50min. W 180.4 feet (178 feet more or less by actual field measure) to the northwesterly corner of the property conveyed to William S. Smotherman and wife by deed of record in Book 3278, page 289 and re-recorded in Book 3313, page 357; thence with Smotherman's northerly line easterly 136 feet more or less, to a point in the westerly margin of Glenmeade Drive; thence with the same, North 7deg. E 200 feet (176 feet by actual field measure), to the point of beginning.

Being the same property conveyed to Jim Devault, as Trustee and not personally under the provision of a Trust Agreement, dated 10/12/00 known as trust #1260 King Berrian Trust by Deed from Martha King Berrian, dated 10/12/00, recorded 12/4/98, in Book 11247, page 974, Register's Office for Davidson County, Tennessee.