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Davidson County DEEDWARR
Recvd: 05/28/02 11:23 3pgs
Fees:18.00 Taxes:1557.70

20020528-0064229

Bk 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $421,000.00.

Affiant

Subscribed and sworn to before me, this ~~24th~~ 24th day of May, 2002.

Notary Public

My Commission Expires: 10/25/03

Address New Owner As Follows:
The James A. Black, Sr. Living Trust
101 Brighton Close
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
104-13-0 F 101.00CO
7DA 92758

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TED S. BARFIELD AND WIFE, CATHLEEN M. BARFIELD**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **THE JAMES A. BLACK, SR., LIVING TRUST**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 101 on the Revised Site Plan, Brighton Close, Phase 1A, 1B, 1D and Phase II, of record in Book 7900, page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ted S. Barfield and wife, Cathleen M. Barfield, by deed from Stanley P. Frank and wife, Phyllis M. Frank, of record in Book 11458, page 733, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 7522, page 108; Book 7557, page 621; Book 7807, page 500; Book 8561, page 812; Book 8652, page 478; Book 8698, page 557; Book 9372, page 356 and Amended and Restated as Instrument No. 20001003-0098148, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 7900, page 136, Register's Office for said County.

4. Rights of others in and to the common elements.

This is improved property known as 101 Brighton Close, 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, its successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 24th day of May, 2002.

Ted S. Barfield

Cathleen M. Barfield

By: Ted S. Barfield, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TED S. BARFIELD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of May, 2002.

Notary Public

My Commission Expires: 10/25/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TED S. BARFIELD,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 24th day of May, 2002.

Notary Public

My Commission Expires: 12/25/03