

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 181,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor D. Barnes and Danielle W. Barnes	New Owner	Map 172-12-0-B
(NAME) 3465 Cobble Street	(NAME)	Parcel 378.00 CO
(ADDRESS) Nashville TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **JAMES C. WARDROP JR. AND WIFE, TERESA A WARDROP**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **VICTOR D. BARNES AND DANIELLE W. BARNES HUSBAND AND WIFE**, 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 all of Lot No. 531, Section Seventeen, Bradford Hills, as shown by plat appearing of record in Plat Book 7900, page 6, as amended of record in Book 7900, page 976, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James C. Wardrop Jr. and wife, Teresa A Wardrop by Warranty Deed of record in Book 9887, Page 587, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following Restrictive Covenants of record in Book 8069, page 170; Book 8074, page 269; Book 8154, page 304; Book 8885, page 519; and Book 9055, page 826; By-Laws of record in Book 8071, page 531; Easement for Right-of-way to Metropolitan Government of record in Book 9640, page 795; Charter of Homeowner's Association of record in Book 8071, page 520; Quitclaim Deed conveying open space of record in Book 8154, page 304 and Book 9779, page 672; Storm Water Detention Agreement of record in Book 8292, page 753; Deeds of Conveyance of Watermains and Sewer lines of record in Book 8377, page 769 and Book 8377, page 808; and, any and all matters shown on the plan of record in Plat Book 9700, page 6; as amended of record in Book 7900, page 976, all in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 3465 Cobble Street, Nashville, TN 37211
(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 Grantors covenant with the said GRANTEES 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 09/10/02 08:46 2pgs
Fees:13.00 Taxes:669.70
20020910-0109446

Witness our hands this 30th day of August, 2002.

James C. Wardrop Jr.

Teresa A Wardrop

STATE OF Tennessee

COUNTY OF Davidson

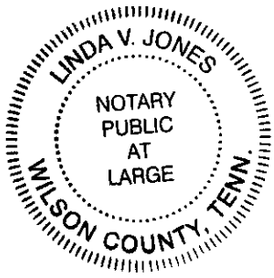
Before me, the undersigned Notary Public, personally appeared James C. Wardrop Jr. and wife, Teresa A Wardrop who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of August, 2002.

Notary Public

My Commission Expires: 7-23-05

(SEAL)



Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076