This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 061-010-00
PARCEL: 002.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Betty J. McAbee
1027 East Trinity Lane
Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 11/01/02 10:00 2pgs
Fees:13.00 Taxes:72.15
20021101-0133995

WARRANTY DEED

THIS INDENTURE, made this 29th day of October, 2002 between

Malcolm L. Barrett, Sr. and wife, Rachel S. Barrett

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Betty J. McAbee

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennesee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 220 on the Map of Maplewood Heights Second Subdivision of record in Plan Book 547, pages 103 and 104, Register's Office for said County.

Said Lot No. 220 fronts 100 feet on the West side of Hutson Aveune and extends back between parallel lines 300 feet to the rear on which it measures 100 feet.

Being the same property conveyed to Malcolm L. Barrett, Sr. and wife, Rachel S. Barrett by Warranty Deed dated 8/18/1994 from Jesse R. Warren and wife, Terry J. Warren of record in Book 9541, Page 87, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2002 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Malcolm L. Barrett, Sr.
Malcolm L. Barrett, Sr.

Rachel S. Barrett
Rachel S. Barrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Malcolm L. Barrett, Sr. and wife, Rachel S. Barrett the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of October,2002

Notary

My Commission Expires: 11/30/2002

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $19,500.00.

Rachel S. Barrett
Affiant

Sworn to and subscribed before me, this 29th day of October, 2002

Notary Public

My Commission Expires: 11/30/2002

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE