Davidson County DEEDWARR
Recvd: 11/01/02 13:14 4pgs
Fees:23.00 Taxes:1850.00

20021101-0134136

PICK-UP

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
David Barnes Barnes Real Estate Services, Inc. 392 Harding Place Nashville, TN 37211	Same	Map 96-13 – Parcel 180
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CSS) P.O. Box 198062, Nashville, Tennessee 37219		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **NELL A. BARNES** and husband **DORRIS D. BARNES** ("Grantors") have bargained and sold, and hereby transfer and convey to **DAVID BARNES** ("Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Deed of Conveyance of record in Book 5202, page 239, Register's Office for Davidson County, Tennessee, to Metropolitan Government of Nashville and

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2002.

Notary Public
My Commission Expires: 10/25/03

NOTARY PUBLIC
STATE OF TENNESSEE

818767 v1
110070-088 10/31/02

Davidson County, Department of Water and Sewerage Services, from Frank K. Bellar.

3. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage of record in Book 5078, page 386, said Register's Office.

4. The Plan of record in Book 4955, page 80, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, certain notes, easements and setback lines.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons.

Executed this 31st day of October, 2002.

NELL A. BARNES

DORRIS D. BARNES

This is improved property, known as 457 Donelson Pike, Nashville, Davidson County, Tennessee, 37214.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Kimmins, the undersigned, a Notary Public in and for said County and State, the within named Nell A. Barnes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 31st day of October, 2002.

Notary Public

My Commission Expires:
10/25/03

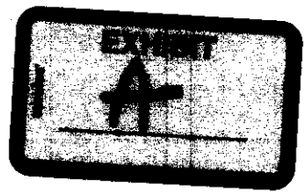
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Kimmins, the undersigned, a Notary Public in and for said County and State, the within named Dorris D. Barnes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 31st day of October, 2002.

Barbara Kimmins
Notary Public

My Commission Expires:
10/25/03



PROPERTY DESCRIPTION

Being lot 2 Donelson Square Subdivision recorded in Plat Book 4955, Page 80, in the Register's Office for Davidson County, Tennessee and being more particularly described by metes and bounds as follows.

Beginning at a concrete monument in the easterly margin of Donelson Pike at the common corner with the property conveyed to Michael C. Smith of record in Book 9863, Page 389, R.O.D.C., Tennessee.

Thence, leaving said road, S 86deg20min00sec E, a distance of 220.00 feet to an iron rod;

Thence, S 02deg36min01sec W, a distance of 106.55 feet to an iron rod;

Thence, with the northerly line of Mapco of record in Book 10483, Page 860, R.O.D.C., TN. S 88deg24min00sec W, a distance of 220.00 feet to the easterly margin of Donelson Pike;

Thence, around a curve having a central angle of 05deg13min04sec, a radius of 1392.40 feet, a tangent of 63.45 feet, a length of 126.80 feet, a chord which bears N 02deg21min01sec E for a distance of 126.76 feet to the point of beginning and containing 25750.83 square feet or 0.59 acres of land more or less.

Being the same property conveyed to Nell A. Barnes of record in Book 7923, Page 488 in the Register's Office for Davidson County, Tennessee.