(3)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/22/03 15:40 2pgs
Fees:13.00 Taxes:3.70

20030122-0009360

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,000.00

Betty W. Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 2003

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

NOTARY PUBLIC GREGORY LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Same as New Owner	MAP-PARCEL NUMBERS
Betty W. Hill (NAME)	XXXXXXXXXXXXXXXXXXXXXXXXX (NAME)	MAP 52-9
1022 Falls Avenue (ADDRESS)	XXXXXXXXXXXXXXXXXXXXXXXXX (ADDRESS)	PARCEL 30
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37201-3612 (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, Ricky Barrett and Sherry Barrett Bourke and Gerry Barrett as all Devisees under Will of Marie F. Harford, now deceased.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty W. Hill

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 Lot No. 3 on the Plan of Montague Falls, Charles U. Coggin's Subdivision Parts of Tract No. 18 on the Plan of Montague, as of record in Book 421, Page 166, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to John C. Harford and wife, Marie F. Harford by Warranty Deed from Frances Elizabeth Owen, which deed is of record in Book 10353, Page 934, Register's Office for Davidson County, Tennessee. The said John C. Harford having since died on June 4, 2001 and the said Marie F. Harford having since died on December 30, 2001. By Last Will and Testament of Marie F. Harford, Probate Docket No. 02P 146, a certified copy of which Will is recorded as Instrument No. 20020617-0073033 in the Register's Office for Davidson County, Tennessee, the property described above was devised to Ricky Barrett, Sherry Barrett and Gerry Barrett.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF MONTAGUE FALLS, AS OF RECORD IN BOOK 421, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO WATERLINE EASEMENT SERVING ADJOINING LOT NO. 4 OF RECORD AS INSTRUMENT NO. 20020620-0074802, SAID REGISTER'S OFFICE. THIS CONVEYANCE IS FURTHER SUBJECT TO AN EASEMENT SERVING ADJOINING LOT NO. 4 FOR THE PRESENT LOCATION OF SIDEWALK AND HEAT/AIR UNIT, WHICH EASEMENT IS BEING RECORDED SIMULTANEOUSLY HEREWITH AS INSTRUMENT NO.
REGISTER'S OFFICE FOR SAID COUNTY.

unimproved ( )
This is improved (X) property, known as 1023 Falls Avenue, Madison, TN 37115
(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 hand s this 20th day of January, 2003

Ricky Barrett Bourke

Ricky Barrett

Gerry Barrett

Sherry Barrett Bourke

Attorney-in-Fact for Ricky Barrett and Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named ~~XXXXXXXXXXXXXXXXXXXX~~ Sherry Barrett Bourke and Gerry Barrett

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 20th day of January, 2003.

Commission expires March 25, 2006

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of , .

My commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority on this the 20th day of January, 2003, Sherry Barrett Bourke, to me known to be the person who executed the foregoing instrument on behalf of Ricky Barrett and acknowledged that she executed the same as the free act and deed of the said Ricky Barrett.

Witness my hand and official seal at Madison, Tennessee this the 20th day of January, 2003.

Commission expires: 3/25/2006

Notary Public

DIANE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006