WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/03 10:25 2pgs
Fees:13.00 Taxes:555.00

20030228-0026697

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 2003.

Notary Public

MY COMMISSION EXPIRES: May 29 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EVERETT STEVE BARNES	UNI MORTGAGE, LLC	133-2-149
(NAME)	(NAME)	
3217 KINROSS AVENUE	8647 BAYPINE ROAD #100	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	JACKSONVILLE, FL 32256	
(CITY) (STATE) (ZIP)	(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, DAVID ALLEN WILBUR AND WIFE, ELLYN F. WILBUR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EVERETT STEVE BARNES and wife, LETISHA D. BARNES

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:

Being Lot Nos. 41 and 42 and the north 25 feet of Lot No. 40 on the Plan of Airdrie Subdivision "B" as of record in Book 547, page 42, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 41 and 42 and part of Lot 40 adjoin and front 125 feet on the west side of Kinross Avenue and run back between parallel lines 168 feet to an alley.

Being the same property conveyed to David Allen Wilbur by Quitclaim Deed from by Faye Hankins Wilbur, of record in Instrument No. 20010409-0034394, Register's Office for Davidson County, Tennessee, recorded April 1, 2001, and the same property conveyed to David Allan Wilbur and wife, Faye H. Wilbur by Warranty Deed of record in Book 10213, page 330, recorded October 3, 1996, said Register's Office.

SOURCE OF DESCRIPTON: PRIOR DEED OF RECORD

Ellyn F. Wilbur joins in to convey any marital interest she may have in the property.

unimproved ( )
This is improved (X) property, known as 3217 KINROSS AVENUE, 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 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 26th day of February, 2003

DAVID ALLEN WILBUR

ELLYN F. WILBUR

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 DAVID ALLEN WILBUR AND WIFE, ELLYN F. WILBUR

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 NASHVILLE, Tennessee, this 26th day of February, 2005.

Commission expires May 29, 2005

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