Davidson County DEEDWARR
Recvd: 03/24/03 10:07 2pgs
Fees:13.00 Taxes:444.00
20030324-0038244

MAIL TAX NOTICE TO:
Mr. Charles R. Barnes
2877 Tinnin Rd.
Goodlettsville, TN
37072

This Instrument Prepared By:
CHRISTINA M. BARTEE, Attorney
The Law Offices of Larry D. Wilks
509 West Court Square
Springfield, Tennessee 37172

TAX MAP: **7** PARCEL: **74.00**

WARRANTY DEED

WE, **WILLIAM CHRISTIAN COCKRILL** and wife, **SHARON G. COCKRILL,** GRANTORS, on this **21st** day of **March, 2003**, for valuable consideration paid, the receipt of which is acknowledged, do convey and warrant to **CHARLES R. BARNES** and wife, **EDNA L. BARNES,** GRANTEES, survivor and assigns forever, all that parcel of land situated in the 18th Civil District of Davidson County, Tennessee and bounded as follows:

> **BEGINNING** at a point in the center line of Tinnin Road at the northeasterly corner of Tract "C" of the Zack Q. Myers property, as conveyed to Virginia J. Sloan by deed from William E. Anderson et ux; thence, with the southeasterly line of Tract "C", South 29 deg., 18 min., West 506 feet to a point on the northerly line of the property conveyed to Johnny W. Tisdale et ux; thence, with Tisdale's northerly property line South 87 deg. East 696 feet to a point in the center line of Tinnin Road; thence with the center line of Tinnin Road, North 43 deg., 28 min., West passing the common front corner of Tracts "A and B" at 446.05 feet, a total distance of 577.5 feet to a point; thence, continuing with the center line of said road, North 46 deg., 13 min., West 68.55 feet to the point of beginning, containing 3.59 acres, more or less. This legal description is the same as in the previous deed of record.
>
> **EASEMENT:** The above described tract of land is subject to a an easement for power lines as granted to TVA by instrument of record in Book 1181, Page 330, Register's Office for Davidson County, Tennessee and the right of way for Tinnin Road over so much of the property that lies therein.
>
> **AND BEING** that same property as conveyed to William Christian Cockrill and wife, Sharon G. Cockrill by William Christian Cockrill of record in Instrument Number 20020328-0038455 and being the same property conveyed to William Christian Cockrill, unmarried from John K. Waller and wife, Carmen U. Waller, in Book 7176, Page 501, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the granted premises, and all the rights, easements, appurtenances belonging to the premises, to Charles R. Barnes and wife, Edna L. Barnes, Grantees, grantees' survivor and assigns, that we are lawfully seized in fee of the granted premises; that they are free from all encumbrances; that we have good right to sell and convey the same; and that we will, and our heirs, executors and administers shall, warrant and defend the same to the grantees, survivor and assigns forever, against the lawful claims and demands of all persons.

POSSESSION shall be given with the date of deed.

TAXES shall be prorated as of the date of deed.

IN TESTIMONY WHEREOF, the Grantors have hereunto set their signatures this day and year first above written.

William Christian Cockrill
WILLIAM CHRISTIAN COCKRILL

Sharon G. Cockrill
SHARON G. COCKRILL

STATE OF TENNESSEE)
COUNTY OF ROBERTSON.)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM CHRISTIAN COCKRILL and SHARON G. COCKRILL, grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within deed for the purposes therein contained.

WITNESS my hand and official seal, this the 21st day of March, 2003.

Christina M. Bartee, Notary Public.

My Commission Expires: October 25, 2005.

I, or we, hereby swear or affirm, that the actual consideration for this transfer of value of the property or interest in property transferred, whichever is greater is ~~Zero~~ $120,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Sharon G. Cockrill, Affiant

SWORN TO AND SUBSCRIBED before me this the 21st day of March, 2003.

Christina M. Bartee, Notary Public ~~or Register~~.

My Commission Expires: October 25, 2005.