Davidson County DEEDWARR
Recvd: 05/21/03 09:28 2pgs
Fees:13.00 Taxes:480.63
20030521-0069082

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of May, 2003.

SCOTT HUBBARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires MAR. 27, 2005

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**WARRANTY DEED**

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**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

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ADDRESS NEW OWNER(S) AS FOLLOWS:
Jennifer L. Bibeau
420 Sloan Road
Nashville, Tennessee 37209

SEND TAX BILLS TO:
AmSouth Bank
P.O.Box 57046
Irvine, CA 92619-7046

MAP-PARCEL NUMBERS:
103-08-O-B-420

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carrie B. Barber, individual** hereinafter referred to as Grantors, hereby transfers and conveys to **Jennifer L. Bibeau, an unmarried woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Unit No. 420, Building "C" on the Plan of Parklane Condominiums, Phase IV, as shown on "Exhibit B" to the Master Deed of record in Book 7646, page 264, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Carrie B. Barber and husband, James E. Barber by Warranty Deed from Leigh Ann Zirkle, married, of record in Instrument No. 20021101-0133803, Register's Office for Davidson County, Tennessee.

Said property was further conveyed to Carrie B. Barber, individual, by Quitclaim Deed from Carrie B. Barber and husband, James E. Barber of record in Instrument No. 20021210-0152228, Register's Office for Davidson County, Tennessee. Said property has never been the marital residence of the Grantor.

Said property is not now nor has it ever been the marital residence of James E. Barber and wife, Carrie B. Barber.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7646, Page 264, as amended in Book 7376, page 580, Register's Office for Davidson County, Tennessee.

Charter of record in Book 7710, page 305, and amended in Book 7095, page 173, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 420 Sloan Road, Nashville, Tennessee 37209.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 5th day of May, 2003.

X Carrie B. Barber

**Carrie B. Barber**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carrie B. Barber, individual, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of May, 2003.

Notary Public

SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

My Commission Expires: _____

08126-BP