This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Kimberly Dawn Barnett
906 Allen Road
Nashville, Tennessee 37214

SEND TAX BILL TO:
Owner

MORTGAGEE:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, Alabama 35244

Davidson County DEEDWARR
Recvd: 08/07/03 15:45 3pgs
Fees:18.00 Taxes:529.47
20030807-0112875

MAP 096-14-0
GROUP
PARCEL 136.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Juanita Levis, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Kimberly Dawn Barnett, unmarried**, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Happy Acres Subdivision, as of record in Plat Book 2331, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Juanita Levis, married by deed from Charles Andrew Spencer dated March 30, 2002, of record in Instrument No. 20000407-0035041, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Juanita levis by quitclaim deed from Richard A. Levis dated October 20, 2002, and filed for record in Instrument 20021106-0136813

This is improved property known as 906 Allen Road, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2003, a lien not yet due and payable. Map 096-14-0, Parcel 136.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2003 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in an instrument of record in Book 2447, page 557, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 2332, page 63, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and,

Grantor does covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said , her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 31st day of July, 2003.

Juanita Levis

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Juanita Levis, unmarried**, the bargainor , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of July, 2003.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 12/15/04

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $143,100.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of July, 2003.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/04

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE