PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 09/16/03 12:57 2pgs
Fees:13.00 Taxes:910.20
20030916-0135948

W & I Ref:(DM) Title No: 45059
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Richard D. Barnet Sarah S. Barnet 4400 Belmont Park Terrace #236 Nashville, Tennessee 37215	National Bank of Commerce 115 29th Avenue South Nashville, Tennessee 37212

TAX MAP-PARCEL NUMBERS: 131-03-C-236

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$246,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Patout Burns, married** ., hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard D. Barnet and Sarah S. Barnet** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Building Site No. 236 on the plan of Section Nine Ardon Place, of record in Book 5210, page 73, Register's Office for said County, which plan and record thereof are incorporated herein and made a part of hereof by reference.

Being the same property conveyed to James Patout Burns, unmarried by deed from Joseph C. Hough, Jr., and wife, Heidi N. Hough of record in Doc. No. 200002010010464 Register's Office for said County.

Robin M. Jensen, spouse, of James Patout Burns, joins in this conveyance soley to convey any and all marital interest she may have in the above described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5210, Page 73, said Register's Office, which Plan shows minimum building setback line and easement to which plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 4628, page 473, said Register's Office, which sets forth assessments, liens and other matters, and to which reference is hereby made for more particulars and subject to convenants, conditions, and restrictions, including liens for Annual and Special Assessments of record in Book 4754, page 455, said Register's Office, by the First Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 4819, page 564, Second Supplemental Declaration of record in Book 4916, page 277, Third Supplemental Declaration in Book 5019, page 942, Fourth Supplemental Declaration of record in Book 5091, page 66, Fifth Supplemental Declaration of record in Book 5129, page 120, Sixth Supplemental Declaration of record in Book 5163, page 384, Seventh Declaration of record in Book 5231, page 375, Eighth Supplemental Declaration of record in Book 5351, page 592, Register's Office for said County, specific reference to all of which is here made for all of the aforesaid provisions contained herein.

This is improved property, known as: 4400 Belmont Park Terrace, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of September, 2003.

James Patout Burns

State of TENNESSEE
County of DAVIDSON

On this 15th day of September, 2003 , before me the undersigned authority, personally appeared James Patout Burns and Robin M. Jensen , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $246,000.00

Affiant

Sworn and subscribed before me this the 15th day of September, 2003

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007