Davidson County DEEDWARR
Recvd: 01/09/04 11:05 2pgs
Fees:13.00 Taxes:314.50

20040109-0003862

# WARRANTY DEED

B-AFG-03-2108

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF December, 2003.

Notary Public

MY COMMISSION EXPIRES 11-24-07
(AFFIX SEAL)

CARRIE ANN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William Barnett | First National Bank of Arizona | |
| 2108 Cliff Dr. | (NAME) 1760 Old Meadow Road, 3rd Floor | 70-13-113.00 |
| (ADDRESS) Nashville, Tennessee 37219 | (ADDRESS) McClean, VA 22102 | |
| (CITY) (STATE) (ZP) | (CITY) (STATE) (ZP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY A. GREENE AND KRISTEN M. GREENE*, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM BARNETT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Two tracts of land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, and described as follows:

TRACT NO. 1: Beginning at a point in the southeasterly margin of Cliff Drive, 75 feet southwest from the southwest corner of the property that was conveyed to May Wall St. Charles, by deed from W. Frank Hagey of record in Book 1586, page 501, Register's Office for Davidson County, TN; thence with Cliff Drive, southwesterly 75 feet to a point; thence southeasterly 275 feet to the low water mark of the Cumberland River; thence along the low water mark of said Cumberland River, northerly 75 feet, more or less, to a point; thence northwesterly parallel to the southerly line of May Wall St. Charles Lot, above mentioned, and 75 feet, more or less, southwest of the same, 275 feet, more or less, to the point of beginning.

* Now known as Kristen Greene Chipman

Being a portion of the same property conveyed to Mary A. Greene and Kristen M. Greene, as joint tenants with survivorship obtaining, by Deed dated February 10, 1998 and filed for record on February 12, 1998 in Book 10792, Page 306, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Easements of record in Book 2156, Page 405, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Subject property is investment property and not the principal residence of the Grantors

unimproved ( )
This is improved ( X ) property, known as 2108 Cliff Dr., Nashville, Tennessee 37219
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 31st day of December, 2003.

Mary A. Greene

Kristen M. Greene by Mary A. Greene Power of Attorney

Kristen M Greene by
Mary A. Greene Power of attorney

STATE OF Tennessee

COUNTY OF Davidson

I, Carrie Gleaves, a Notary Public of the County and State first above written, do hereby certify that Mary A. Greene personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of December, 2003.

Notary Public

My Commission Expires: 11-24-07

(SEAL)

CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 31 day of December, 2003, before me personally appeared Mary A. Greene to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kristen M. Greene and who acknowledged that he/she executed the same as the free act and deed of the said Kristen M. Greene by virtue of that Power of Attorney, duly executed by the said Kristen M. Greene on _____, 2003 and recorded concurrently herewith in Instrument No. 20040109000386 or Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 31 day of December, 2003.

NOTARY PUBLIC

My Commission Expires: 11-24-07

CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903