STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration for this transfer
or value of property (whichever is greater)
is $179,600.00. This is equal to or greater than the
property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
This 16th day of January, 2004.

Notary Public
My Commission Expires: 9/30/2006

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 01/20/04 12:28 4pgs
Fees:23.00 Taxes:664.52
20040120-0007620

ADDRESS NEW OWNER:
1709 Hickory View
Antioch, TN 37013

SEND TAX BILL TO:
SAME

Map: 149-16, Parcel: 37

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, BRENDA GAIL HARRISON, an unmarried woman, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto BRANDON BARNES, an unmarried man, hereinafter the GRANTEE, his successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 1709 Hickory View, Antioch, Tennessee 37013.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 16th day of January, 2004.

GRANTOR:

Brenda Gail Harrison
BRENDA GAIL HARRISON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, BRENDA GAIL HARRISON, the within named 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 instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of January, 2004.

Notary Public

My Commission Expires: September 30, 2006.

EXHIBIT 'A'
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Hickory Ridge Subdivision, as of record in Instrument No. 200002090013329, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael David Yaeger and Brenda Gail Harrison, both unmarried, by Deed from Saeed Sasaan, married, dated October 11, 2001 and of record October 22, 2001 in Instrument No. 20011022-0114928, Register's Office for Davidson County, Tennessee. Subsequently conveyed from Michael David Yaeger and Brenda Gail Harrison, both unmarried, by QuitClaim Deed to Brenda Gail Harrison, dated November 4, 2002, of record November 5, 2002, in Instrument #20021105-0136006, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. **City and/or County Taxes for the year 2004 and subsequent years: A lien, not yet due or payable.**

   If improvements are completed after January 1st of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603, et seq.

2. **Plan of record in Instrument # 200002090013329, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and subject to all matters as set forth therein.**