This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

PICK-UP

ADDRESS NEW OWNER:
M. Lee Barrett Jr.
100 Maxwell Crossing
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/26/04 15:18 2pgs
Fees:13.00 Taxes:307.10

20040126-0009915

SEND TAX BILL:
To Mortgagee

MORTGAGEE:

MAP AND PARCEL:
MAP 120-02
PARCEL 1

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, I, Christy E. McGatha, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto M. Lee Barrett Jr., hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lots Nos.19 & 20 on the Plan of Miro Meadows, of record in Plat Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Christy E. McGatha, unmarried, by deed from P & M INVESTMENTS, a partnership of record in Book 10424, Page 801, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 1710, Page 183, and amended in Book 1714, Page 502, and such easements and setback lines of record in Plat Book 1424, Pages 94 and 95, said Register's Office.

Taxes for 2003 have been pro-rated and assumed by Buyer.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Bank of New York of record in Book 10424, Page 805, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account to be transferred to Grantee.

This is improved property known as 1015 Goodbar Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said M. Lee Barrett Jr., his heirs and assigns, forever; and I, Christy E. McGatha, unmarried do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 19th day of September, 2003

Christy E. McGatha

Christy E. McGatha

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Christy E. McGatha, 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 Nashville, Tennessee, this the 19th day of September, 2003

Dixie Seagraves

NOTARY PUBLIC

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-26-2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 83,000.00.

AFFIANT

Subscribed and sworn to before me this 19th day of September, 2003

Dixie Seagraves

NOTARY PUBLIC

My Commission Expires: 11-26-2005

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE