Davidson County DEEDWARR
Recvd: 03/23/04 14:43 2pgs
Fees:13.00 Taxes:906.50

20040323-0032780

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN01244

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
19th day of March, 2004

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Robert D. Blair **857 Forest Hills Drive** **Nashville, TN 37220**	**New Owners**	**160-01-0 018.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVE J. BARBEE AND LOUISE H. BARBEE, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBERT D. BLAIR AND WIFE, JUDY BLAIR

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Section Two, Oak Hill Estates, of record in Book 4460, page 36, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dave J. Barbee and wife, Louise H. Barbee, by Warranty Deed from Joseph G. Pelletier and wife, Carol K. Pelletier, dated May 19, 1994 and recorded May 19, 1994 in Book 9350, page 617, Register's Office for Davidson County, Tennessee. The said Dave J. Barbee is also known as David J. Barbee. Dave J. Barbee and Louise H. Barbee having subsequently divorced by Final Decree dated October 14, 2003, Davidson County Circuit Court Docket No. 02D-2767.

Unimproved ( )
This is improved (X) property known as **857 FOREST HILLS DRIVE, NASHVILLE, TN 37220**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 19th day of March, 2004.

Dave J. Barbee by Dennis Huffer, attorney in fact

DAVE J. BARBEE BY DENNIS HUFFER, ATTORNEY-IN-FACT,
BY POWER OF ATTORNEY RECORDED IMMERIDATELY PRIOR HERETO

Louise H Barbee

LOUISE H. BARBEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LOUISE H. BARBEE, unmarried, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of March, 2004.

Commission Expires:_____

Dolly T Peay
Notary Public

DOLLY T. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 19th day of March, 2003, before me personally appeared DENNIS HUFFER to me known to be the person who executed the foregoing instrument in behalf of DAVE J. BARBEE as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said DAVE J. BARBEE.

Witness my hand and official seal at Brentwood, Tennessee, this the 19th day of March, 2004.

My commission expires:_____

Dolly T Peay
Notary Public

DOLLY T. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005