WARRANTY DEED

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April 2004

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruby L. Hedgecoth (NAME)	Same As New Owner (NAME)	MAP 021-00-0
3725 Old Clarksville Pike (ADDRESS)	(ADDRESS)	PARCEL 035.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Lisa D. Barnes and James E. Barnes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruby L. Hedgecoth, Married

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 the westerly part of Tract No. 1, as shown on survey of the Division of George E. Anderson's Farm, made by Stephen A. Draper, Surveyor, dated September 22, 1959, as follows:

BEGINNING in the centerline of Old Clarksville Pike, North 76 deg. East 563 feet from the intersection of said Old Clarksville Pike and Eaton's Creek Road, said point being the northwest corner of the property conveyed to J.L. Reeder and wife, Mamie A. Reeder by deed from Clive Anderson and wife, of record in Book 3134, page 423, Register's Office for Davidson County, Tennessee; thence with said Reeder's western boundary line South 4 deg. West 995 feet; thence North 81 deg. West 435 feet; thence North 4 deg. East 1043 feet to the centerline of Old Clarksville Pike; thence with the same South 76 deg. East 437 feet to the beginning, containing 10.13 acres, more or less.

BEING the same property conveyed to Lisa D. Barnes, married, by Warranty Deed from Leon Watson, Sr., and wife, Nelma Watson, of record in Book 11129, page 534, Register's Office for Davidson County, Tennessee.

THE ABOVE PROPERTY DESCRIPTION INCLUDES BUT THIS CONVEYANCE SPECIFICALLY

CONTINUED

unimproved ( )
This is improved (X) property, known as 3725 Old Clarksville Pike, Joelton, TN 37080
(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 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 hand s this 16th day of April, 2004

Lisa D. Barnes

James E. Barnes

Davidson County DEEDWARR
Recvd: 04/22/04 14:27 3pgs
Fees:18.00 Taxes:506.53

20040422-0045852

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa A. Barnes and James E. Barnes

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 16th day of April 2004.

Commission expires _____

D. Annette Maples
Notary Public

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

EXCLUDES THE FOLLOWING DESCRIBED PROPERTY CONVEYED DECEMBER 30, 1986 FROM JOSEPHINE GREEN, UNMARRIED, TO BILLY A. HUDGENS AND WIFE, ELIZABETH D. HUDGENS, OF RECORD IN BOOK 7100, PAGE 983, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LAND in Davidson County, Tennessee, BEING Tract No. 2 as per a survey by R.L. Montoya, Land Surveying, Inc., dated December 26, 1986, as follows:

BEGINNING at a P.K. nail, this point being 782.99 feet west of the centerline intersection of Old Clarksville Pike and Eaton's Creek Road and being the northwest corner of Tract No. 1; thence leaving said centerline along the common line of Tract No. 1 and Tract No. 2, South 2 degrees 57 minutes 31 seconds West 1019.66 feet to an iron pin in the north line of Charles W. Waller as of record in Deed Book 3182, page 393, Register's Office for Davidson County, Tennessee; thence along the south line of this tract, North 82 degrees 13 minutes 48 seconds West 214.09 feet to an iron pin to the north line of Woodlawn Memorial Park Property as of record in Deed Book 3531, page 365, Register's Office for said County; thence along a line common to W.W. Randall as of record in Deed Book 3164, page 445, Register's Office for Davidson County, Tennessee, and the west line of this tract, North 2 degrees 58 minutes 59 seconds East 1043.32 feet to a P.E. Nail in the center of Old Clarksville Pike; thence along said centerline, South 75 degrees 56 minutes 16 seconds East 216.64 feet to the point of beginning, containing 5.04 acres, more or less.

James E. Barnes joins in this conveyance to relinquish any and all right, especially marital rights, which he may have in the herein described property, by virtue of his marriage to Lisa A. Barnes.