Davidson County DEEDWARR
Recvd: 05/18/04 09:35 3pgs
Fees:18.00 Taxes:481.00

20040518-0057886

NEW OWNER:

MOISES FLORES
3702 Yelton Drive
Nashville, TN. 37211

SEND TAX BILLS TO:

Same as above

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 04-0414

Map 133, Ctrl Map 133
Group 06-0
Parcel 180

Space for Recorder's stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty Thousand and 00/100 Dollars ($130,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RANDY MARK BARNES and VIRGIL DENNY BARNES, SR.** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MOISES FLORES**, ("Grantee"), his/her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 29 on the Plat of Leonard Heights, as of record in Book 2330, Page 15, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to RANDY MARK BARNES, by virtue of a Quitclaim Deed from Virgil Denny Barnes, Sr., and wife Dalton R. Barnes, dated 7/18/96, and recorded in Record Book 10134, Page 106, and by virtue of a deed of record Book 2484, page 263, in the Register's Office for Davidson County, Tennessee, subject to the life estate of Virgil Denny Barnes, Sr., who joins in this conveyance and subject to the life estate of Dalton R. Barnes, who is now deceased.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2300, Page 15, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 13th day of May, 2004.

RANDY MARK BARNES

VIRGIL DENNY BARNES, SR.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **RANDY MARK BARNES AND VIRGIL DENNY BARNES SR.**, 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 office this 13th day of May, 2004.

NOTARY PUBLIC

My commission expires: 10/30/07

GREGORY S. GILL NOTARY PUBLIC AT LARGE TENNESSEE WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$130,000.00** .

Cheryl Mote
AFFIANT

Sworn to and subscribed to before me this 13th day of May, 2004.

Lynda L. King
NOTARY PUBLIC

My commission expires: 5-21-07

LYNDA L. KING
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.