This Instrument Prepared By:
**Heritage Title & Escrow Co., Inc.**
**123 Fifth Ave. North**
**Franklin, TN 37064**

**Map & Parcel 118-09-0-238**

Davidson County DEEDWARR
Recvd: 06/07/04 14:06 2pgs
Fees:13.00 Taxes:573.50
20040607-0067000

| Send Tax Statements To: | Name/Address New Owner: | Name of Mortgagee: |
|---|---|---|
| Guaranty Residential Lending<br>9005 Overlook Blvd.<br>Brentwood, TN 37027 | **KELLIE BARBER**<br>1104 A Sutton Hill Road<br>Nashville, TN 37204 | |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **(Ten Dollars)**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **DOROTHY FLEMING, A Single Woman**, have bargained and sold and by these presents do transfer and convey unto **KELLIE L. BARBER, a Married Woman, her** heirs and assigns forever, the following described property, to wit:

**A certain tract or parcel of land in Davidson County, Tennessee, description as follows: to-wit:**

**Land in Davidson County, Tennessee, being Lot No. 2B on the Plan of Zone Lot Division of Lot 2 of the Resubdivision of Lot No. 3 Block F of Battlefield Estates of record in Book 4885, page 37, amended in Book 6200, page 85, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.**

**Being the same property conveyed to Dorothy Fleming by deed from James Craig Forrest and spouse, Tanesha K. Forrest of record in Instrument No. 20030816-0119056, Register's Office of Davidson County, Tennessee.**

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND I DO COVENANT with the said Grantee, her heirs and assigns, that Grantor is lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2004 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantee assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Battlefield Subdivision of record in Book 6200, page 85, Register's Office of Davidson County, Tennessee.

3. Restrictive covenants of record in Book 6348, page 723, Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the **28th** day of **May, 2004**.

Dorothy Fleming

**DOROTHY FLEMING**

**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 **DOROTHY FLEMING**, 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 instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this **28th** day of **May, 2004**.

Donna L. Savage

Notary Public

My Commission Expires:
1-19-05

DONNA L. SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$155,000.00**.

Katrina Lewis

Affiant

Sworn to and subscribed before me on this **28th** day of **May, 2004**.

Elaine Eversmeyer

Notary Public

My Commission Expires:
1-29-05

ELAINE EVERSMEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2005