Davidson County DEEDWARR
Recvd: 06/08/04 11:02 2pgs
Fees:13.00 Taxes:175.75

20040608-0067591

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43123

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th day of June, 2004

Notary Public

MY COMMISSION EXPIRES: 3/23/06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mack Rhea et ux	SAME AS NEW OWNER	94-5-66
115 Millbrook Drive		
Hendersonville, TN 37075		

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, I/WE,

Barren Fork Family Partnership L. P.

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

Mack Rhea and wife, Paula Rhea

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. 96 on a Revision of a Part of Section 1, Revised, of the Map of Shelby Heights Subdivision, as of record in Book 2854, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Barren Fork Family Partnership, by Quitclaim Deed from Richard Huddleston and wife, Nancy J. Huddleston, of record in Instrument Number 20020212-0018206, Register's Office for Davidson County, Tennessee and being the same property conveyed to Richard Huddleston by deed from William C. Etheridge and wife, Virginia D. Etheridge, of record in Book 5524, page 962, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 920 South 13th Street Court, Nashville, TN 37206

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 my/our hand(s) this 4th day of June, 2004

Barren Fork Family Partnership L. P.

BY: _____ Partner
RICHARD HUDDLESTON, PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared RICHARD HUDDLESTON, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of the BARREN FORK FAMILY PARTNERSHIP, L.P., and that he as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as such Partner.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of June, 2004

Notary Public

My Commission Expires: 3/25/06

