THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22811-04-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $310,000.00 Affiant Subscribed and sworn to before me this 11th day of June, 2004. Notary Public My Commission Expires: July 24, 2004

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CO
3310 WEST END AVE.
NASHVILLE, TN 37203

RETUR

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John C. Barnes Julie B. Barnes 321 Harvard Avenue Nashville, TN 37205	NEW OWNER	Map No.104.05-0 Parcel No. 150.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert L. Parrish and wife, Julienne E. Parrish**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John C. Barnes and wife, Julie B. Barnes** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 321 Harvard Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of June, 2004.

Robert L. Parrish

Julienne E. Parrish

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert L. Parrish and wife, Julienne E. Parrish**, 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, at office, this 11th day of June, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 06/14/04 10:37 2pgs
Fees:13.00 Taxes:1147.00

20040614-0069757

EXHIBIT "A"

Land in Davidson County, Tennessee being the southeasterly portion of Lot 377 on the Plan of Richland Realty Company's Division "C" as of record in Plat Book 421, page 31, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert L. Parrish and wife, Julienne E. Parrish by Deed dated, June 13, 1997 from James Edward Malloy and wife, Judith Ann Malloy of record in Book 10499, page 559, Register's Office for

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 10460, page 411, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 421, page 31, Register's Office for Davidson County, Tennessee.
4. Easement for air and heating unit and an existing fence of record in Book 11568, page 164, Register's Office for Davidson County, Tennessee.