WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/14/04 11:00 2pgs
Fees:13.00 Taxes:2617.75

20040614-0069811

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 707,500.00

Pam S Howell
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF MAY, 2004.

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MAY 30, 2004 DAVIDSON COUNTY, TN

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00261

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Julia Hofstetter Fisher	NEW OWNER	MAP:145-14
5308 Cherry Blossom Trail		Parcel:64.00
Nashville, TN		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
RONALD M. BARTON AND WIFE MARILYN M. BARTON

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

Julia Hofstetter Fisher, a married woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5308 Cherry Blossom Trail, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 28th day of May, 2004.

Ronald M. Barton
Ronald M. Barton

Marilyn M. Barton
Marilyn M. Barton

STATE OF Virginia
COUNTY OF Chesterfield

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named,RONALD M. BARTON AND MARILYN M. BARTON, 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 10300 Midlothian Richmond VA 23235, this 15 28th day of May, 2004.

Notary Public

My Commission Expires: 9/30/06

JAMES P. SAUNDERS NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 7 on the Plat of Tyne Valley Estates, Section 15, Revised, of record in Book 5200, Page 297, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ronald M. Barton and wife, Marilyn M. Barton by deed from Stephen T. Church and wife, Susan O. Church of record in Book 7622, Page 656, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.