Davidson County DEEDWARR
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Fees:13.00 Taxes:66.07

20040701-0078657

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,857.15

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2004

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James E Barnes	First Horizon Home Loan Corp. d/b/a First Tenn. Home Loans	Map 89
4072 Old Hickory Blvd.	P.O. Box 146	Group
Nashville, TN 37218	Memphis, TN 38101	Parcel 71

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, we

Elizabeth Buchanan Campbell, Devisee of the Estate of Fannie Core Buchanan,

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

James E Barnes and wife, Lisa Barnes

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:

SEE ATTACHED FOR COMPLETE LEGAL DESCRIPTION

Being part of the same property conveyed to Fannie Core Buchanan, of record in Book 1467, page 521, Register's Office for Davidson County, Tennessee. The said Fannie Core Buchanan died and devised the property by Will to Harry Jefferson Buchanan, Harry Jefferson Buchanan, Jr., John McCaslin Buchanan, Thomas Wesley Buchanan, Elizabeth Buchanan Campbell, Harriett Buchanan Pendergrass and Mary Louise Buchanan. See Will of record in File No. 03P-1942, in Probate Court of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4072 Old Hickory Blvd., Nashville, TN 37218

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 hand this 22nd day of April, 2004.

Elizabeth Buchanan Campbell

Elizabeth Buchanan Campbell, Devisee
of the Estate of Fannie Core Buchanan

LEGAL DESCRIPTION

Being a parcel of land located on Tax Map 89.00, a portion of parcel 34.00, property of Fannie C. Buchanon located in Deed Book 1467, Page 521 Registers Office of Davidson County, and being more particularly described as follows:

BEGINNING at an iron rod found in the margin of Old Hickory Boulevard, the southwest corner of Richard N. Coolidge (DB 20030319 Page 36592), the southeast corner of this tract;
Thence along the margin of Old Hickory Boulevard, N 84°50'08" W 157.98' to a point;
Thence, N 82°15'56" W 17.26' to a point;
Thence with a curve turning to the right with an arc length of 246.24', with a radius of 645.40', with a chord bearing of N 72°26'13" W, with a chord length of 244.75' to a point;
Thence, N 61°30'26" W 105.21' to a point;
Thence with a curve turning to the right with an arc length of 173.54', with a radius of 583.15', with a chord bearing of N 52°26'27" W, with a chord length of 172.90' to a point;
Thence, N 43°49'11" W 113.98' to a point;
Thence with a curve turning to the right with an arc length of 32.45', with a radius of 655.40', with a chord bearing of N 38°56'27" W, with a chord length of 32.44' to a wooden fence post, the southwest corner of Wesley Barnes (DB 4930 Page 793);
Thence leaving the margin of Old Hickory Boulevard and continuing with Barnes,
N 65°38'35" E 191.81' to a point in a fence;
Thence, N 65°36'38" E 176.19' to a point in a fence;
Thence, N 65°35'55" E 330.82' to a wooden fence post, a common corner with Coolidge and this tract;
Thence with Coolidge, S 30°56'37" E 136.83' to a wooden fence post;
Thence, S 53°35'04" W 84.13' to a wooden fence post;
Thence, S 36°27'26" E 71.18' to a wooden fence post;
Thence, S 21°39'25" W 201.55' to a wooden fence post;
Thence, S 84°24'29" E 160.49' to a wooden fence post;
Thence, S 08°00'07" W 216.59' to the POINT OF BEGINNING, having an area of 273,039.5Sq. Ft. 6.27 Acres, according to a survey by Wiser Company, LLC on April 4, 2004.

STATE OF VIRGINIA)
COUNTY OF Page)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Buchanan Campbell, Devisee of the Estate of Fannie Core Buchanan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Page Co, Virginia, this 22nd day of April, 2004.

My commission expires: May 31, 2006

D. Anne Bryant
Notary Public

