Davidson County DEEDWARR
Recvd: 08/11/04 10:48 2pgs
Fees:13.00 Taxes:481.00
20040811-0097043

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 9th day of August, 2004.

Notary Public

My Commission Expires: 11/22/05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joseph J. Kovalick, II
2105 Eastwood Avenue
Nashville, Tennessee

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
105-13-32

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Philip S. Barksdale, Trustee of the Philip S. Barksdale Revocable Trust under agreement dated March 31, 1995** hereinafter referred to as Grantors, hereby transfers and conveys to **Joseph J. Kovalick, II, an unmarried man** hereinafter referred to as 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. 314 on the Plan of the resubdivision of part of the Belmont Land Company Property called Belmont Heights, as of record in Book 421, page 71, Register's Office for said County.

SAID Lot No. 314 fronts 50 feet on the westerly side of Eastwood Street and runs back between parallel lines 146.5 feet to an alley.

Being part of the same property conveyed to Philip S. Barksdale, Trustee of the Philip S. Barksdale Revocable Trust under agreement dated March 31, 1995, by quitclaim deed from Phil Shelton Barksdale, Jr., of record in Book 10218, page 29, Register's Office for Davidson County, Tennessee, dated September 30, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 421, Page 71, Register's Office for Davidson County, Tennessee.

Easement to BellSouth Telecommunications, Inc. of record in Book 11688, Page 669, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2105 Eastwood Avenue, Nashville, Tennessee.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 9th day of August, 2004.

Philip S. Barksdale, Trustee

Philip S. Barksdale, Trustee of the
Philip S. Barksdale Revocable Trust

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 Philip S. Barksdale, Trustee of the Philip S. Barksdale Revocable Trust, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of August, 2004.

Notary Public

My Commission Expires: 11-22-05

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