WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/09/04 08:26 3pgs
Fees:18.00 Taxes:703.00

20040909-0108885

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 2004

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey A. Dill (NAME)	FIRST HORIZON HOME LOANS (NAME)	MAP 160-8
5364 Trousdale Drive (ADDRESS)	4000 HORIZON WAY (ADDRESS)	PARCEL 16
Nashville, TN 37220 (CITY) (STATE) (ZIP)	IRVING TX 75063 (CITY) (STATE) (ZIP)	

FOR AND 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, Levi E. Barnes and Anglessia G. Barnes, Revocable Living Trust by and through Nancy C. Barnes, Successor Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey A. Dill, a unmarried man

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:

Being Lot No. 8 on the Plan of Broadwell Acres, of record in Book 2663, page 118, Register's Office for said County.

Said lot No. 8 fronts 110 feet on the easterly side of Trousdale Drive and runs back 565 feet on the northerly line and 517.8 feet on the southerly line to a dead line in the rear on which it measures 120.3 feet.

Being the same property conveyed to Levi E. Barnes and Anglessia G. Barnes Revocable Living Trust by deed from Levi E. Barnes and wife, Anglessia G. Barnes of record in Book 10469, page 380, Register's Office for Davidson County, TN. * and to Levi E. Barnes and wife Anglessia Barnes by deed from R. T. Blanks of record in Book 2964, page 577, (see continuation page)

This conveyance is subject to any and all existing easements of record including a sewer easement of record in Book 7181, page 180, and to all matters shown on the plan of record in Book 2663, page 118, said Register's Office.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 5364 Trousdale Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 31st day of August, 2004

Levi E. Barnes nd Anglessia G. Barnes Revocable Living Trust

By: Nancy C. Barnes
Nancy C. Barnes, Successor Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____

Notary Public

STATE OF ~~TENNESSEE~~ ARIZONA
COUNTY OF ~~DAVIDSON~~

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Nancy C. Barnes and her with whom I am personally acquainted and who upon ~~her/his~~ oath(s) acknowledged ~~him/~~self to be the Successor Trustee and _____ respectively of the Levi E. Barnes the within named bargainor, and corporation, and that She as such Successor Trustee and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Nancy C. Barnes as such Successor Trustee, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN 37211 on this the 31st day of August 2004.

My commission expires 12/21/05

Notary Public

OFFICIAL SEAL
CHARLES D. HANEY JR.
Notary Public
Pima County, Arizona
My Commission Expires
December 21, 2005

CONTINUATION PAGE

Memorandum of Trust of record in Book 10469, page 382, Register's Office for Davidson County, TN. Revocable Living Trust created U/A/D May 14, 1997, wherein Levi E. Barnes and Anglessia G. Barnes were named as Co-Trustees. Anglessia G. Barnes having since died on March 9, 2000, and Nancy C. Barnes was named as Successor Trustee. Nancy C. Barnes acting in her Successor Trustee capacity due to the inability of Levi E. Barnes to serve and the inability to serve by Robin Graham, Successor Trustee, under Amendment to Trust U/A/D 1/15/04.