H-1823

Record & Return To:

THIS INSTRUMENT PREPARED BY:
Jim Corley
Corley & Kelly, PLLC
Attorneys at Law
230 N. Main Street
Dickson, Tennessee 37055
(615)441-0001

Jack Case Wilson Associates, LLC
204 Rivergate Parkway
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 10/18/04 14:01 2pgs
Fees:13.00 Taxes:662.30
20041018-0124951

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY-NINE THOUSAND AND 00/100 DOLLARS ($179,000.00), the receipt of which is hereby acknowledged, I, **FLORENCE B. BARNES, an unmarried woman, ("Grantor"),** have bargained and sold, and by these presents do transfer, convey and warrant unto **DOUG E. ATWOOD and wife, BRIDGETT M. ATWOOD, ("Grantees"),** their heirs and assigns, a certain tract or parcel of land as follows:

LAND in Davidson County, Tennessee, being Lot No. 100 on the plan of Warner Park Valley Section 1, of record in Book 3600, Pages 12, 13, & 14, Register's Office for Davidson County, Tennessee.

SAID Lot No. 100 fronts 100.0 feet on the southeasterly margin of Percy Warner Boulevard and extends back between parallel lines 150.0 feet to a dead line in the rear.

BEING the same property conveyed to Glenn A. Barnes, Jr. and spouse, Florence B. Barnes, by Warranty Deed from Richard J. Conner, Jr. and spouse, Kerry D. Conner, dated November 10, 1994, of record in Book 9519, Page 636, Register's Office for Davidson County, Tennessee. Further being the same property Glenn A. Barnes, Jr., unmarried, conveyed to Florence B. Barnes, unmarried, by quitclaim deed dated February 19, 2003, of record in Instrument No. 20030226-0025687, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all matters shown on the plan of record in Book 3600, Pages 12, 13 & 14; this conveyance is subject to restrictive covenants of record in Book 3466, Page 89, Book 3534, Page 128, Book 3577, page 511, Book 3702, page 465, and Book 3770, page 81; all in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the granted premises, and all the rights, easements, and appurtenances belonging to the premises, unto the said Grantees, their heirs, successors and assigns, forever.

AND I DO, for myself and my heirs, executors, and administrators, covenant that I am lawfully seized and possessed of the said land in fee simple; that it is free from all encumbrances; that I have good right to sell and convey the same; and that I will, and my heirs, executors, and administrators shall, warrant and defend the same to the Grantees, Grantees' heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I have set my hand to this instrument this 6th day of October, 2004.

FLORENCE B. BARNES

STATE OF TENNESSEE

COUNTY OF Davidson

On this 6th day of October, 2004, before me personally appeared **FLORENCE B. BARNES,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and acknowledged under oath that she executed the same as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 6th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 11-25-07

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STATE OF TENNESSEE

COUNTY OF Davidson

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $179,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed to before me this 6th day of October, 2004.

NOTARY PUBLIC

My commission Expires: 1-28-06

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THIS IS IMPROVED PROPERTY KNOWN AS:
914 Percy Warner Blvd, Nashville, TN 37205

MAP - 129-15 **PARCEL** - 41

ADDRESS OF NEW OWNER:
Doug E. Atwood and wife, Bridgett M. Atwood
914 Percy Warner Blvd
Nashville, TN 37205

SEND TAX BILLS TO:
Countrywide Home Loans
P.O. Box 10423
Van Nuys, CA 91410