Davidson County DEEDWARR
Recvd: 10/29/04 14:17 2pgs
Fees:13.00 Taxes:2830.50

20041029-0130167

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 765,000.00
Deborah L Cable
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF October 2004

Linda J. Norvell
Notary Public

MY COMMISSION EXPIRES: 10-3-06
(AFFIX SEAL)

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Nell (NAME)	SAME (NAME)	130-6 #48.00
4420 Harding Place (ADDRESS)	(ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(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, Sally Moore Barton-Atwood and Andrew McDonald Barton and Thomas Seth Barton and William Henderson Barton, III, heirs at law of Barbara M. Barton HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Nell

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:

Land in Davidson County, Tennessee, being the easterly 76 feet of Lots Nos. 1 and 2, and the westerly 100 feet of Lot No. 11, on the plan of the subdivision of Block "C", Bellemeade No. 2, as of record in Book 421, Page 58 Register's Office for said county. *

Being the same property conveyed to Barbara M. Barton by deed from William Henderson Barton, Jr, of record in Book 4046, page 567, and Book 7129, Page 341 Register's Office for said county. The said Barbara M. Barton having since died.

*Said parts of Lots Nos. 1 and 2 and 11 front together 176 feet on the northerly side of Harding Place, and extend back 299 feet, more or less, on the westerly line and 298 feet, more or less on the easterly line to a dead line, measuring 176 feet thereon.

unimproved ( )
This is improved (X) property, known as 4420 Harding Place, Nashville, TN 37205
(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 27th day of October 2004

Sally Moore Barton-Atwood

Andrew McDonald Barton

Andrew M. Barton, Administrator of Estate of Barbara M. Barton

by William Henderson Barton, Jr. s/h.f.

Thomas Seth Barton

William Henderson Barton, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Sally Moore Barton Atwood and~~ Andrew McDonald Barton and Thomas Seth Barton and William Henderson Barton, III ,and Andrew M. Barton, Administrator,

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 Nashville, Tennessee, this 27th day of October 2004.

Commission expires 4/23/05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

State of Tennessee
County of Davidson

Before me, a Notary Public of said State and County aforesaid personally appeared William Henderson Barton III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sally Moore-Barton-Arwood, as Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said Sally Moore-Barton-Arwood.

Witness my hand and seal at office this 27th day of October, 2004.

My Commission Expires: April 23, 2005

Notary Public
Larry N. Westbrook