03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 12/02/04 15:15 2pgs
Fees:13.00 Taxes:531.17

20041202-0143940

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $143,560.00

Affiant

Subscribed and sworn to before me, this 29th day of November, 2004.

Notary Public
My commission expires: 12/07/05

EMBER S. FREET NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

03-0411-32327

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Diane K. Mann	Countrywide Home Loans, Inc.	148-01-0 185.00
615 Davis Drive	7105 Corporate Drive A285	
Brentwood, TN 37027	Plano, TX 75024	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James L. Barton and wife, Julia E. Barton, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tommye S. Thompson and Diane K. Mann, hereinafter called the Grantees, their successors 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. 394 on the Plan of Sec. VI, Hillbrook Estates, of record in Book 4175, Page 7, Register's Office for said County.

Said lot fronts 69 feet on the southerly side of Comroe Road, and extends back 188 feet on the easterly line and 214.5 feet on the westerly line which is a broken line, to a dead line in the rear on which it measures 29.7 feet.

Being the same property conveyed to James L. Barton and wife, Julia E. Barton, by deed from Charles T. Blalock, unmarried, and Clair A. Blalock (one and the same as Clara A. Blalock) of record in Book 6992, Page 201, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 295 Comroe Road, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of November, 2004.

James L. Barton

Julia E. Barton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James L. Barton and Julia E. Barton, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of November, 2004.

Ember S. Freet

State of Tennessee at Large

My Commission expires 12/07/05

EMBER S. FREET
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.