268

THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Robin & Julia BArksdale
~~3904 Wayland Drive~~
~~Nashville, TN 37~~215

NEW OWNERS:
Robin & Julia BArksdale
3904 WAyland Drive
Nashville, TN 37215

MAP PARCEL NUMBERS
129-15A-5

Davidson County DEEDWARR
Recvd: 01/03/05 15:48 2 pgs
Fees:13.00 Taxes:358.90
20050103-0000785

WARRANTY DEED

THIS INDENTURE, made and entered into this **17th** day of **December, 2004**, by and between **Joan Ayers and Diane Patalano, both unmarried**, party of the first part, and **Robin P. Barksdale and Julia O. Barksdale, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashvillle County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 5 of Belle Meade Highlands Condominium, created under Title 66, Chapter 27, Sections 101 et. seq. as amended , Tennessee Code Annotated, and as established by the Master Deed establishing Belle Meade Highlands Condominium, of record in Book 7091, page 302, Register's Office, Davidson County, Tennessee, together with the undivided percentage interests in the common elements appurtenant to said units as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 and said Master Deed for a more complete descpription and indentification of said Unit.

Being the same property conveyed to Joan Ayers and Diane Patalano, as tenants in common with right of surviorship, by Deed from Linda K. Matheny, unmarried, dated September 10th, 2002, filed for record on September 17, 2002, in Instrument No. 20020917-0113055, Register's Office for Davidson County, Tennessee.

This improved property is known as: 21 Vaughn's Gap Rd. #5, Nashville, TN 37205.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); All particular exceptions from commitment go here regarding plat of record, restrictions, easements, right of ways, charter, by laws, Master Deed of record in Book 7091, page 302, etc; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

X _____
Joan Ayers

X _____
Diane Patalano

STATE OF TENNESSE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joan Ayers and Diane Patalano, both unmarried** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **17TH** day of **December, 2004.**

My commission expires 9/22/07

_____
Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is,*, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X _____
Affiant

Subscribed and sworn to before me this **17th** day of **December, 2004.**

_____

PROPERTY ADDRESS:
21 Vaughns Gap Road # 5
Nashvillle, TN 37205

*Actual consideration is $97,000.00.