Davidson County DEEDWARR
Recvd: 01/04/05 11:08 2 pgs
Fees:13.00 Taxes:566.47
20050104-0001078

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,100.00

Frances Darlene Barney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2004

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Dennis M. Sherrell	Countrywide Home Loans	Map 136
3016 Harbor Lights Drive	801 Crescent Centre Drive	Group 05-0-A
Nashville, TN 37217	Franklin, TN 37067	Parcel 058.00-CO

FOR AND IN 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

Frances Darlene Barney

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Dennis M. Sherrell

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. 63, on the Plan of Bayview Estates, Phase Two, of record in Instrument 200006090057633, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Robert Lewis Barney and wife, Frances Darlene Barney by deed from NVR, Inc. trading as Fox Ridge Homes, of record in Instrument 200111060121973, dated October 30, 2001, Register's Office for said County. The said Robert Lewis Barney is now deceased.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10323, Page 55; Book 10727, Page 268; Book 11019, Page 911; Book 11251, Page 126; Book 11271, Page 163; Instrument 20020104-0001403; and Book 10323, Page 86, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 200006090057633, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3016 Harbor Lights Drive, Nashville, TN 37217

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 my hand this 30th day of December, 2004.

Frances Darlene Barney
Frances Darlene Barney

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 Frances Darlene Barney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2004.

My Commission Expires: 01/27/07

Notary Public

