Record 1st Box 64

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Rick A. Short
2741 Jones Avenue
Nashville, Tennessee 37207

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Freemont Investment and Loan
5404 Cypress Center, Suite 300
Tampa, FL 33609

MAP	**60**
GROUP	**16**
PARCEL	**267**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Billy R. Barnette, Jr. and Jane E. Barnette, husband and wife** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Rick A. Short, married**, hereinafter called the "GRANTEE", 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 Lot No. 1 on the Plan of Jones Park Estates, of record in Plat Book 5210, page 349, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Billy R. Barnette, Jr. and Jane E. Barnette, husband and wife by deed from Tim A. Bridges, Jr. of record in Instrument no. 20040204-0013859, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 2741 Jones Ave., Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that he is 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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.

Davidson County DEEDWARR
Recvd: 02/14/05 09:42 2 pgs
Fees:13.00 Taxes:358.90
20050214-0016288

WITNESS our hands this the 11th day of February, 2005.

Billy R. Barnette, Jr.

Jane E. Barnette

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Billy R. Barnette, Jr. and Jane E. Barnette**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of February, 2005.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE TENN. WILLIAMSON CO.

My Commission Expires: 1/29/2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $97,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of February, 2005.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 8/20/06