PICK-UP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/05 14:09 2 pg
Fees:13.00 Taxes:1975.80

20050228-0021663

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $534,000.00.

Amy D. Rochford
Affiant

Subscribed and sworn to me on February 25, 2005

John Cobb Rochford
NOTARY PUBLIC
my commission expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company LLC
2200 Abbott Martin Road, Ste. 201
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeannine A. Classen 4000 West End Avenue #305 Nashville, TN 37265	SAME	103-12-G-305CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ted S. Barfield and wife, Cathleen M. Barfield**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Jeannine A. Classen, a married person** , hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 305, together with the parking spaces and storage areas designated and assigned to Unit No. 305, ot The Jacksonian 4000 Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Instrument No. 20020208-0017172, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit "B" to the Master Deed. Reference is hereby made to the plat of The Jacksonian 4000 Condominiums, as of record in Instrument No. 20020220-0021424, said Register's Office, for a more complete identification and description of such unit.
>
> Being the same property conveyed to Ted S. Barfield and wife, Cathleen M. Barfield by deed from Rochford Realty and Construction Company, a Tennessee for-profit corporation, dated June 14, 2002, filed June 19, 2002, of record in Instrument No. 20020619-0074144, Register's Office for Davidson County, Tennessee.
>
> The 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 also known as improved property located at 4000 West End Avenue #305, Nashville, TN 37265

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 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, her successors 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 hands on February 25, 2005.

Ted S. Barfield

Cathleen M. Barfield

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 25, 2005, before me personally appeared Ted S. Barfield and Cathleen M. Barfield to me known (or proved to me on the basis of satisfactory evidence) to be the people described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal February 25, 2005.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE