THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23921-02-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $222,500.00. Affiant Subscribed and sworn to before me this 28th day of March, 2005. Notary Public My Commission Expires:

GERALD S. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Charles G. Barnes Andi E. Barnes 5048 Ragland Drive Nashville, TN 37220	**Send Tax Bills To:** JP Morgan Chase Bank, N.A. 1901 Roxborough Rd., #406 Charlotte, NC 28211	**Tax Information:** Map No.146.10 Parcel No. 67.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aaron F. Hayek, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles G. Barnes and wife, Andi E. Barnes** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5048 Ragland Drive, Nashville, Tennessee 37220.

Margaret T. Hayek, spouse of Aaron F. Hayek, joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said Aaron F. Hayek.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of March, 2005.

Aaron F. Hayek

Margaret T. Hayek

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Aaron F. Hayek and Margaret T. Hayek,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2005.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 04/01/05 12:05 2 pgs
Fees:13.00 Taxes:823.25

20050401-0035454

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Ragland Estates as of record in Plat Book 2663, page 104, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Aaron F. Hayek by deed dated July 29, 2002 from Jeffrey L. Fowler and wife, Kristen A. Fowler of record as Instrument No. 20020802-0092720, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2004, which have been pro-rated and assumed by the Grantee;
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7693, page 619; and
3. All matters appearing on the Plan of record as Book 2663, page 104, Register's Office for Davidson County, Tennessee.