WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/17/05 15:29 2 pgs
Fees:13.00 Taxes:466.20

20050517-0055719

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2005

Notary Public

MY COMMISSION EXPIRES: 3/18/07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 1802 Williamson Court, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Barnes	Jack Barnes	076.09-0-011.00
(NAME)	(NAME)	
509 Pine View Court	509 Pine View Court	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, Melissa L. Woodard, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack Barnes, 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:

Land in Davidson County, Tennessee being Lot No. 28 on the Plan of Stoner Mill, Section II, of record in Book 6900, page 904, Register's Office for said county, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Melissa L. Fletcher by Deed from Carl E. Thompson, dated October 30, 2002, and recorded November 11, 2002, in Instrument No. 200211110138780, in the Register's Office for Davidson County, Tennessee. The said Melissa L. Fletcher, now Woodard, having since conveyed her interest in said property to Billy Woodard and Melissa L. Woodard by Quitclaim Deed dated November 20, 2003, and recorded December 1, 2003, in Instrument No. 200312010172473, said Register's Office. The said Billy Woodard, having since conveyed his interest in said property to Melissa L. Woodard by Quitclaim Deed dated May 13, 2005, of record in said Register's Office.

See Instrument No. 200505130054303, Register's Office for Davidson County, Tennessee.

unimproved

This is improved ✓ property, known as 509 Pine View Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 13 day of MAY, 2005.

Melissa L. Woodard
Melissa L. Woodard

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa L. Woodard, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at GOODLETTSVILLE, Tennessee, this 13 day of MAY, 2004.

David Lee Ard
NOTARY PUBLIC



My Commission Expires: 3/18/07