THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 4371

Davidson County DEEDWARR
Recvd: 06/21/05 14:46 2 pgs
Fees:13.00 Taxes:340.40
20050621-0071220

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY TWO THOUSAND AND 00/100 ($92,000.00) DOLLARS, cash in hand paid by FRANCINE EMBERTON, unmarried, receipt of which is hereby acknowledged, I, RUTH G. BARNES, a widow, have bargained and sold, and by these presents do transfer and convey unto the said FRANCINE EMBERTON, unmarried, her heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 51 and part of Lot No. 2 on the Plat of T.M.Nall's Subdivision of Lots Nos. 18, 19, 20 of the B.F. Cockrill Farm, as of record in Book 421, Page 63, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING on the northerly margin of Deal Avenue at a point 145 feet westerly from the northwest corner of said Deal Avenue and Elaine Street; thence northwardly and parallel with Elaine Street 150 feet, more or less, to the southern boundary line of the property conveyed to William Joyce Ferrell and wife, by deed from C.A. Hays and wife, of record in Book 2017, Page 370, said Register's Office, said point being also in the western boundary line of the property conveyed to Dorris G. Ford and wife, by deed of correction from C.A. Hays and wife, of record in Book 1428, Page 369, said Register's Office; thence with the southern boundary line of the said Ferrell property and the property conveyed to William G. Threet and wife, by deed from C.A. Hays and wife, of record in Book 1585, Page 139, said Register's Office, westwardly 56 feet, more or less, to the northeast corner of the property conveyed to Coleman Larue by deed from Linnie Collins of record in Book 2103, Page 381, said Register's Office; thence with the easterly line of the said Larue property southwardly 150 feet to the northerly margin of Deal Avenue; thence with said Avenue eastwardly 53 feet to the beginning.

Being the same property conveyed to Boyd L. Barnes and wife, Ruth G. Barnes, by deed from G.A. Sensing and wife, Essie Mae Sensing, dated January 3, 1959, of record in Book 2861, Page 237, in the Register's Office of Davidson County, Tennessee. Also being the same property to which title vested in Ruth G. Barnes, upon the death of her husband, Boyd L. Barnes, deceased, by reason of the Tenancy by the Entirety.

This conveyance is subject to the right of way of Deal Avenue.

This conveyance is subject to all matters as shown on plat of record in Plat Book 421, Page 63, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said FRANCINE EMBERTON, unmarried, her heirs and assigns, forever. And I do covenant with the said FRANCINE EMBERTON, unmarried, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2005 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said FRANCINE EMBERTON, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 17th day of June, 2005.

Ruth G. Barnes
RUTH G. BARNES

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, RUTH G. BARNES, a widow, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 17th day of June, 2005.

NOTARY PUBLIC

RUSSELL ERIC THORNTON NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN My Comm. Expires Mar. 19, 2007

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $92,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Francine Emberton
AFFIANT

Sworn to and subscribed to before me this 17th day of June, 2005.

NOTARY PUBLIC

RUSSELL ERIC THORNTON NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN My Comm. Expires Mar. 19, 2007

My Commission Expires: _____

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Tax Map 091-09-O
Parcel No. 122

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Ms. FRANCINE EMBERTON
5902 Deal Ave
Nashville, TN 37209