Davidson County DEEDWARR
Recvd: 06/27/05 11:18 2 pgs
Fees:13.00 Taxes:428.83

20050627-0073434

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $115,900.00

Angie McClenahan
Affiant

Subscribed and sworn to before me, this 23rd day of June, 2005.

Paul Co Nichols
Notary Public
My commission expires: 6-26-07

NOTARY PUBLIC AT LARGE

07-0506-82048

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Quenton Barnes 4741 Greystone St. Antioch TN 37013	SAME	165-14-66

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kelly A. Derrick, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Quenton Barnes**, an unmarried man hereinafter called the Grantees, their successors 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. 35 on the Peppertree Forest Subdivision, Section One, Revised, as of record in Book 6900, Pages 973, 974, and 975, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas J. Derrick and wife, Kelly A. Derrick by Warranty Deed from Built More Homes, Inc., dated October 12, 1990, of record in Book 8222, Page 357, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Kelly A. Derrick by Quitclaim Deed from Thomas Joseph Derrick, Jr., pursuant to the terms of a Marital Dissolution Agreement filed in the Second Circuit Court for Davidson County, Tennessee, Docket No. 97D-2830, of record in Book 11121, Page 739, Register's Office for Davidson County, Tennessee.

This 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 improved property known as 4741 Greystone St., Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 23rd day of June, 2005.

Kelly A. Derrick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kelly A. Derrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 23rd day of June, 2005.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/24/08

