return to:

Jim R. Vanderpool, P.C.
5120 Virginia Way, C-22
Brentwood, TN 37027
(615) 370-4443

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/28/05 15:43 2 pgs
Fees:13.00 Taxes:614.20

20050628-0074457

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Jessica A Wilk
Affiant

Subscribed and sworn to before me this 22nd day of June, 2005

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2006

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Phillip C. Barnett	same	091-15-O
(NAME)	(NAME)	(MAP)
5005 Nevada Avenue		233.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Stephen M. Tann, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Phillip C. Barnett and wife Kristie M. Barnett, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, being part of Block 17, on Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by John Kohl & Company, P.C., dated November 3, 1999, as follows:

BEGINNING in the southern margin of Third Avenue, now known as Nevada Avenue, at a point 110 feet West from the West margin of ninth Street, now known as 50th Avenue North, a running thence westwardly 50 feet along the southern margin of said Nevada Avenue; thence at right angles, southwardly and parallel with 50th Avenue North, 150 feet to the northern margin of an alley; thence at right angles eastwardly and parallel with 50th Avenue, 150 feet to the point of BEGINNING.

Being the same property conveyed to Stephen M. Tann by deed from Annemarie E. Jacar and Nancy Travis Jarrell, dated November 19, 1999, of record in Book 11752, page 101, Register's Office for Davidson County, TN.

Legal Description is the same as that used in prior deed referenced above.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 5005 Nevada Avenue, Nashville, Tennessee 37209

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/our hand(s) this 22nd day of June, 2005.

Stephen M Tann by Kristie Tann, Att.

Stephen M. Tann

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Brian Krebbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for Steven M. Tann, the within named bargainor, and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Steven M. Tann, the bargainor, by the said Brian Krebbs, as his Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 22nd day of June, 2005.

Notary Public

My Commission Expires: 9/22/2007

