WARRANTY DEED

The actual consideration or value for this transfer is $ 89,900.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Wilson }

SWORN TO AND SUBSCRIBED before me this 30th day of JUNE, 2005.

NOTARY PUBLIC
My Commission Expires: 2-23-09

JENNY GERMANO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#05060003

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
TERESA HAYNES, 117 Ray Avenue Old Hickory, TN. 37138	**SAME**	53-16-0 / 16.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by TERESA HAYNES , and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **JAMES R. BARBER**, and wife, **SANDRA B. BARBER**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

TERESA HAYNES , the GRANTEE herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in DAVIDSON County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 2 on the Plan of Green Heights of record in Plat Book 1835, page 112, Register's Office for DavidsonCounty, Tennessee, to which plan refrence is hereby made for a more complete description of the property.

Said Lot 2 fronts 120.74 feet on the Northeasterly margin of Ray Avenue and extends back between lines, 198.5 feet on the Northwesterly line and 200 feet on the Southeasterly Line to a dead line measuring 33 feet.

Being all the same property conveyed to James R. Barber and wife, Sandra B. Barber by Warranty Deed from James Ryan and wife Patricia Ryan dated November 26, 1985, and of record in Book 6721, page 387, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. We do covenant with the said GRANTEE 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. 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2005 Property taxes are to be prorated and assumed by the GRANTEE.

Davidson County DEEDWARR
Recvd: 07/11/05 12:52 2 pgs
Fees:13.00 Taxes:332.63
20050711-0079886

This is improved property known as: 117 Ray Avenue, Old Hickory, TN. 37138.

Witness our hands this 30th day of JUNE, 2005.

James R Barber
JAMES R. BARBER

Sandra B Barber
SANDRA B. BARBER

STATE OF TENNESSEE }
COUNTY OF Wilson }

Personally appeared before me, Leroy S. Ellis IV a Notary Public in and for said County and State, the within named JAMES R. BARBER and SANDRA B. BARBER husband wife the bargainor(s), 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 and official seal at Mt. Juliet, Tennessee this 30 day of JUNE, 2005.

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 3-22-05

My Commission Expires MAR. 22, 2008

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WARRANTY DEED

From: ***JAMES R. BARBER***
and wife,
SANDRA B. BARBER

To: ***TERESA HAYNES***

Property:
117 Ray Avenue
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003

3418 Old Hickory Blvd.
Old Hickory, Tennessee 37138
(615) 847-2000

www.LJElaw.com