Davidson County DEEDWARR
Recvd: 07/14/05 13:43 2 pg
Fees:13.00 Taxes:943.50

20050714-0081859

WARRANTY DEED

G-CD-05-320

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

LeRita Traylor
AFFIANT

Subscribed and sworn to before me this 7th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APRIL 25, 2006

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LeRita Traylor	New Owner	
320 Old Hickory Blvd., #1107 (ADDRESS)	(NAME) (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	128-12-A-57 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS L. BARTON AND JEANNE A. BARTON, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LERITA TRAYLOR, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 57, Building 11,EAGLE RIDGE AT THE RESERVE Condominiums, Section 11, Phase 1A, as established under Master Deed of record in Instrument 20011011-0110875 amended at Instrument No. 20020524-006377, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Thomas L. Barton and Jeanne A. Barton, husband and wife by Warranty Deed from John L. Hawken and wife, Inge Hawken, recorded on the 15th day of November, 2004 in Instrument No. 20041115-0136911.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 320 Old Hickory Blvd., #1107, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 7th day of July, 2005.

Thomas L. Barton

Jeanne A. Barton

STATE OF Tennessee
COUNTY OF Davidson

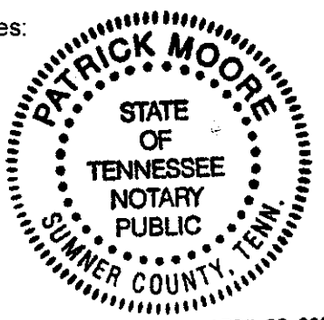
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas L. Barton and Jeanne A. Barton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 7th day of July, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903