Davidson County DEEDWARR
Recvd: 07/25/05 09:07 3 pgs
Fees:18.00 Taxes:345.95
20050725-0085926

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

# WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of July, 2005, by and between MAXINE HAYNES, EXECUTRIX OF THE ESTATE OF MARGARET P. GOODMAN, hereinafter called Grantor, and THOMAS BARNES and TERESA BARNES, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MAXINE HAYNES, EXECUTRIX OF THE ESTATE OF MARGARET P. GOODMAN, as Grantor, does hereby bargain, sell, transfer and convey unto THOMAS BARNES and TERESA BARNES, HUSBAND AND WIFE, hereinafter referred to as Grantees, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 8025 JACKMAN ROAD, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

MAXINE HAYNES, EXECUTRIX OF THE
ESTATE OF MARGARET P. GOODMAN

Maxine Haynes Exec.

BY: MAXINE HAYNES
Signature of Seller

**CORPORATE**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, MAXINE HAYNES, EXECUTRIX with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/or herself to be EXECUTRIX of MAXINE HAYNES, EXECUTRIX OF THE ESTATE OF MARGARET P. GOODMAN, the within named bargainor, , and that he/she as such EXECUTRIX, executed the foregoing instrument for the purpose therein contained, by signing the name of the _____ by himself/herself as EXECUTRIX.

Witness my hand, at office, in JOELTON, DAVIDSON County, this 15th, day of **July, 2005.**

Howard M. Skipworth
Notary Public

My Commission Expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

**THOMAS BARNES**
**8025 JACKMAN ROAD**
**JOELTON, TENNESSEE 37080**

Property Address:

**8025 JACKMAN ROAD**
**JOELTON, TENNESSEE 37080**

Person Responsible for Taxes:

**BANK OF AMERICA, N.A.**
**900 W. TRADE STREET/CHARLOTTE LOAN CT**
**CHARLOTTE, NORTH CAROLINA 28255-0001**

**Map & Parcel #: MAP 9, PARCEL 12**

## AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$93500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Teresa Barnes
Affiant

Sworn to and subscribed before me, a Notary Public, this 15 day of **July, 2005.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-263J

# EXHIBIT 'A'

Being Lot No. 1 on the Plan of Goodman Subdivision, 8025 Jackman Road, Margaret P. Goodman, Owner, of record in Plat Book 8250, page 594, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Herschel Goodman, and wife, Margaret P. Goodman, by Warranty Deed from William R. Cox, and wife, Joan Marie Cox, of record in Book 4032, page 697, Register's Office for DAVIDSON County, Tennessee. The said Herschel Goodman having predeceased Margaret P. Goodman on March 1, 1987, the property vests solely in his widow, Margaret P. Goodman. The said Margaret P. Goodman subsequently died testate and a widow, February 28, 2005, leaving her four sons, Gary C. Goodman, Dennis D. Goodman, Glenn A. Goodman and Ricky W. Goodman as her residuary devisees.

# EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 9, PARCEL 12).

2. All matters as set forth on the Plan of Goodman Subdivision of record in Plat Book 8250, page 594, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.