THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 08/03/05 15:34 2 pgs
Fees:13.00 Taxes:531.32
20050803-0091312

WARRANTY DEED

Address New Owner(s)	**Send Tax Bills to:**	**Map-Parcel:**
Benjamin G. Barrett	Guaranty Trust Company	Map: 96-14
906 Allen Road	PO Box 1218	Group:
Nashville, TN 37214	Murfreesboro, TN 37129	Parcel: 136

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kimberly Dawn Barnett and husband, Chris Oram**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Benjamin G. Barrett, an unmarried man**, hereinafter called the Grantees, his heirs 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. 25 on the Plan of Happy Acres Subdivision as of record in Plat Book 2331, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Kimberly Dawn Barnett by Warranty Deed from Juanita Levis, unmarried, filed at Instrument No. 20030807-0112875, Register's Office for Davidson County, Tennessee.

This is improved property known as: 906 Allen Road, Nashville, TN 37214

THIS conveyance is made subject to restrictions filed in Book 2447, page 557; all matters as shown on the recorded plat and all applicable local government planning, building and zoning regulations.

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 whosoever.

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 our hands this 22nd day of July, 2005.

Kimberly Dawn Barnett

Chris Oram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2005, before me personally appeared Kimberly Dawn Barnett and Chris Oram, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal.

Notary Public

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

My Commission Expires NOV. 25, 2006

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $143,600.00.

Affiant

Sworn to and subscribed before me
this 22nd day of July, 2005.

Notary Public
My Commission Expires:

WILSON COUNTY
WENDY L. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC