This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel: 131-01-O-D-039.00 CO

Send Tax Statements To:
Barbara Barnes
5025 Hillsboro Rd. Unit 6-F
Nashville, TN 37215

Name/Address New Owner:
SAME

Name of Mortgagee:
N/A

Davidson County DEEDWARR
Recvd: 08/17/05 09:56 2 pg:
Fees:13.00 Taxes:610.50

20050817-0097486

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JOANN BRUCE, EXECUTRIX OF THE ESTATE OF ELOISE J. SLATTERY**, have bargained and sold and by these presents do transfer and convey unto **LEE A. BARNES and wife, CAROL W. BARNES, an undivided 50% interest held as tenants by the entirety, and BARBARA LEE BARNES, an undivided 50% interest, joint tenants with right of survivorship**, their heirs and assigns forever, the following described property, to wit:

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

Being Unit No. 39 as shown on the Plat of Georgetown Apartments, a condominium, of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .449% interest in the common elements of 5025 Hillsboro Homeowners' Association, as described in Book 5211, page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 6F.

Being the same property conveyed to Eloise J. Slattery by deed from Sarah N. Finger, of record in Book 8853, page 612, Register's Office for Davidson County, Tennessee. Eloise J. Slattery is now deceased and according to her Last Will and Testament recorded in Book 5848, page 1951488, Seventh Circuit Court for Davidson County, Tennessee, Joann Bruce was appointed Executrix of her estate..

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **Davidson County property taxes are a lien but not yet due and payable. Said taxes have been prorated as of the date of this instrument, with Grantees assuming responsibility for payment of same.**

2. **All matters as shown on the Plan of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee.**

3. **Easement for sanitary sewer and/or storm drainage, of record in Book 4308, page 575, Register's Office for Davidson County, Tennessee.**

4. **This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions and options, burdens, assessments and other undertaking contained in the Master Deed of record in Book 5211, page 352, as amended in Book 6079, page 516, Register's Office for Davidson County, Tennessee.**

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 15th day of August, 2005.

JoAnn Bruce, Executrix

JOANN BRUCE, EXECUTRIX OF THE ESTATE OF ELOISE J. SLATTERY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and seal, at office, on this 15th day of August, 2005.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$165,000.00.**

Affiant

Sworn to and subscribed before me on this 15th day of August, 2005.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN