Davidson County DEEDWARR
Recvd: 08/25/05 15:39 2 pgs
Fees:13.00 Taxes:1609.13

20050825-0101961

WARRANTY DEED

G-CD-05-2002

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,900.00

Elizabeth A Alexander
Affiant

Subscribed and sworn to before me this 15th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-25-06 (AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC STATE OF TENNESSEE 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
Elizabeth A. Alexander	Countrywide Home Loans, Inc.	
2002 20th Avenue South	(NAME) 3011 Armory Drive, Suite 120	
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Nashville, TN 37204	104-12-142.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ROBERT F. BARSKY AND WIFE, PATRICIA FOXEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELIZABETH A. ALEXANDER AND ADAM T. ROSS, 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 THE SOUTHERLY 50 FEET OF LOT NO. 14 IN THE PLAN OF GEORGE W. BLAIR'S FIRST SUBDIVISION OF BELMONT HEIGHTS, AS FOUND OF RECORD IN THE OFFICE OF THE REGISTER FOR SAID COUNTY, IN BOOK NO. 161, PAGE 175, REVISED IN BOOK 332, PAGE 56 AND BOOK 332, PAGE 117.

BEGINNING ON THE EASTERLY SIDE OF 20TH AVENUE SOUTH, AT THE SOUTH LINE OF SAID LOT NO. 14, RUNNING THENCE EASTWARDLY WITH SAID SOUTHERLY LINE 189 FEET TO AN ALLEY; THENCE NORTHERLY WITH THE WEST MARGIN OF SAID ALLEY, 50 FEET, THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 189 FEET TO THE EAST MARGIN OF SAID 20TH AVENUE AND THENCE ALONG SAID MARGIN OF 20TH AVENUE SOUTHERLY FIFTY (50) FEET TO THE POINT OF BEGINNING, ACCORDING TO A SURVEY BY BARRY GREER & ASSOCIATES, REGISTERED LAND SURVEYOR, DATED FEBRUARY 15, 1993.

BEING THE SAME PROPERTY CONVEYED TO ROBERT F. BARSKY AND WIFE, PATRICIA FOXEN BY WARRANTY DEED FROM GLEN P. OXFORD, UNMARRIED, RECORDED ON THE 24TH DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030624-0086556, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2002 20th Avenue South, Nashville, Tennessee 37212
(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 15th day of August, 2005.

Robert F. Barsky

Patricia Foxen

Patricia Foxen

STATE OF Tennessee
COUNTY OF Davidson

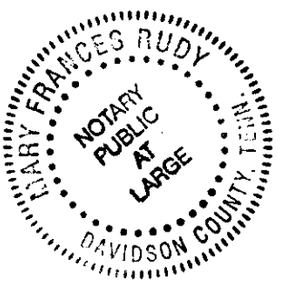
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert F. Barsky and Patricia Foxen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal this the 15th day of August, 2005.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-25-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903