This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
19050043-1

Davidson County DEEDWARR
Recvd: 08/31/05 13:42 2 pgs
Fees:13.00 Taxes:469.90
20050831-0104394

Send Tax Bills To:
Same
New Owner

New Owner is:
Russell and Stephanie Barkley
1421 Calais Court
Antioch, TN 37013

MAP: 150-9-A-84.00
PARCEL:

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 and sufficiency of all of which is hereby acknowledged, **Jeffrey B. Sullens an unmarried man** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Russell Barkley and Stephanie Barkley, husband and wife,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: 1421 Calais Court, Antioch, TN 37013

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

Being Lot No. 238 on the Plan of Forest View Park, Section VIII, of record in Plat Book 6900, page 633, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeffrey B. Sullens, an unmarried man, from David Whitesell, dba Realty Investment Solutions, by Warranty Deed dated April 27, 2005 and recorded May 2, 2005 in Instrument No. 20050502-0048537, Register's Office for Davidson County. Also conveyed to David Whitesell, d/b/a Realty Investment Solutions from Arnold M. Weiss, Substitute Trustee, by Substitute Trustee's Deed dated March 22, 2005 and recorded March 30, 2005 in Inst. No. 20050330-0034369, Register's Office for Davidson County. Also conveyed to Melissa F. Boling, unmarried, from Fox Ridge Homes, Inc. by Warranty Deed dated February 28, 1991 and recorded March 7, 1991 in Book 8305, page 251, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 7522, page 905 and Book 7079, page 472; and all matters of record on plat in Plat Book 6900, page 633, Register's Office for Davidson County.

JBS
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25 day of August, 2005.

GRANTOR:

Jeffrey B. Sullens

Jeffrey B. Sullens

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jeffrey B. Sullens, an unmarried man**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 25 day of August, 2005.

Notary Public

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-24-05

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $127,000.00.

Rita Barber
Affiant

SWORN TO and subscribed before me this 25 day of August, 2005

NOTARY PUBLIC

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 9-24-05