WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$116,000.00.**

Affiant

Subscribed and sworn to before me this 7th day of October, 2005

Notary Public
My Commission expires: 3/24/09
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Frankie Barbee	Same	081-08-0-310.00
1821 B 3rd Avenue North		
Nashville, TN 37208	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John Richard Conditt**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Frankie Barbee and Oberlean Barbee, both unmarried people**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the northerly 40 feet of the southerly 80 feet of Lot No. 48 on D.T. McGavock's Plan of 56 lots in North Nashville, as of record in Book 11, page 393, Register's Office for Davidson County, Tennessee.

Beginning on the westerly margin of Third Avenue North, formerly College Street, 355 feet southerly from the present southerly margin of Coffee Street; thence with the westerly margin of said Avenue, southerly 40 feet; thence westerly 165 feet, more or less, to the easterly margin of an alley; thence with said alley northerly 40 feet; thence easterly 165 feet, more or less, to the beginning.

Being the same property conveyed to John Richard Conditt, by deed from Charles L. Bamman and wife, Karen Bamman, on May 11, 2004, of record in Instrument Number 20040513-0055724, and re-recorded in Instrument Number 20040524-0060378, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 in the estimated amount of $1,395.00 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 081-08-0-310.00.
- Subject to all matters as shown on the Plan of record in Book 11, page 393, Register's Office Davidson County, Tennessee.

This is improved property known as: **1821 B 3rd Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

Davidson County DEEDWARR
Recvd: 10/25/05 09:44 2 pgs
Fees:13.00 Taxes:429.20
20051025-0128545

WITNESS our hands this October 7, 2005.

John R. Conditt

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Richard Conditt** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

JASON C. GUTHRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires JULY 21, 2007

WITNESS my hand and Official Seal at office this October 7, 2005

My commission expires _____

Notary Public