Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/15/05 10:12 2 pgs
Fees:13.00 Taxes:754.80
20051115-0137841

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $204,000.00

Affiant

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

Notary Public
My commission expires: 11-22-08

03-0509-33103

Address of New Owner:	Send Tax Bills to:	Tax Information
John A. Barnes 304 Splitwood Court Nashville TN 37211	Same as New Owner	172-04-0-A-118

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carlotta M. Arthur, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John A. Barnes, hereinafter called the Grantees, their successors 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. 36, on the Plan of Phase Three, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument No. 20010920-0101749, Register's Office for said County, to which plan reference is hereby made for a more complete description, Together with easement for driveway and ingress/egress as set forth in Instrument No. 20040311-0028217, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carlotta M. Arthur by deed from Corinthian Custom Homes, Inc., a Tennessee Corporation, dated February 27, 2004, of record in Instrument No. 20040304-0024854, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 304 Splitwood Court, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 7th day of October, 2005.

Carlotta M. Arthur By:

Carlotta M. Arthur, by Karen McCalla,
As Attorney-in-fact Karen McCalla as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Karen McCalla, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Carlotta M. Arthur and that she is authorized by Carlotta M. Arthur to execute this instrument on her behalf.

Witness my hand in Nashville, TN, this 7th day of October, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09