AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
W. Craig Barber and Janet L. Barber	~~Bank of America~~ SAME	Map 130 Group 8
3803 Harding Place		Parcel 111
Nashville, TN 37215		

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James M. Downing and Sue K. Downing** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **W. Craig Barber and wife, Janet L. Barber** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being in the 7th Civil District of said County, being the 100 feet west of Lot No. 1 on the proposed subdivision of the Ella H. Baker 50-acre tract described as follows: Beginning on the southerly margin of Harding Place at the northwest corner of the property conveyed to Solon K. Grayson and wife, by deed from Metropolitan Life Insurance Company, of record in Book 1140, page 591, Register's Office for said County; thence with the southerly margin of Harding Place, westwardly 100 feet; thence southwardly 300 feet; thence eastwardly 100 feet ; thence northwardly 300 feet to the southerly margin of Harding Place, the point of beginning.

Being all of the same property conveyed to James M. Downing and Sue K. Downing by deed from Karen Celeste Rippy and Cheryl Lynn Heath, Executrixes, dated August 6, 2004, of record in Instrument No. 20040819-0100322, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

Davidson County DEEDWARR
Recvd: 12/16/05 08:42 2 pgs
Fees:13.00 Taxes:4865.50
20051216-0150986

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.

This is improved property commonly known as 3803 Harding Place, Nashville, Tennessee 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $1,315,000.00.

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Affiant

Subscribed and sworn to before me this 12 day of December, 2005.

Notary Public

My Commission Expires: 7/21/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of December, 2005.

James M. Downing by Judy S. Wells
JAMES M. DOWNING
By Judy S. Wells, Attorney in Fact

Sue K. Downing by Judy S. Wells
SUE K. DOWNING
By Judy S. Wells, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this 12th day of December 2005, before me personally appeared Judy S. Wells, to me known to be the person who executed the foregoing instrument on behalf of James M. Downing and Sue K. Downing, pursuant to a Power of Attorney, and who acknowledged that she executed the foregoing instrument as the free act and deed of the said James M. Downing and Sue K. Downing.

WITNESS my hand and official seal at Brentwood, Tennessee, this 12th day of December, 2005.

KELLY A. GADKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Kelly A. Gadke
Notary Public

My Commission Expires: 1/24/2009