THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25012-12-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $622,500.00. Affiant Subscribed and sworn to before me this 13th day of January, 2006. Notary Public My Commission Expires:

GERALD G. PETERSEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Hardin Herbert Daniel Mary Jacqueline Daniel 27 Bosley Oaks Nashville, TN 37205	**Send Tax Bills To:** Countrywide Home Loans 801 Crescent Ctr. Drive, #510 Franklin, TN 37067	**Tax Information:** Map No.104.14-0G Parcel No. 017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth J. Barker, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hardin Herbert Daniel and wife, Mary Jacqueline Daniel** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 27 Bosley Oaks, Nashville, Tennessee 37205

Alison V. Barker, spouse of Kenneth J. Barker, joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said Kenneth J. Barker.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of January, 2006.

Kenneth J. Barker

Alison V. Barker

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kenneth J. Barker, and Alison V. Barker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 2006.

Notary Public

My Commission Expires:

GERALD G. PETERSEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 01/19/06 11:03 2 pgs
Fees:13.00 Taxes:2303.25

20060119-0007180

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of (Revised) Whitworth Phase 01 as of record in Plat Book 7900, page 140 thru 144, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth J. Barker, unmarried, by deed dated September 30, 1999, from George Davenport and wife, Kathy H. Davenport, of record in Book 11694, page 907, Register's Office for Davidson County, Tennessee. The said Kenneth J. Barker having since married.

This conveyance is made subject to:

1. Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Whitworth of record in Book 8026, page 305, Book 8282, page 45, Book 8830, page 249 and Book 9778, page 27;
3. Amended By-Laws of The Whitworth Homeowners Association, of record in Instrument No. 20020812-0097386;
4. Dedication of common area to The Whitworth Homeowners Association of record in Book 9778, pages 29 and 32;
5. Charter of Incorporation of The Whitworth Homeowners Association of record in Book 8090, page 691, amended in Book 8283, page 523;
6. All matters appearing on the Plan of record as Book 7900, page 140 thru 144;
7. All matters appearing on the Plan of record as Book 6900, page 830;
8. Easement for sewer to the City of Nashville of record in Book 3467, page 194 and in Book 3505, page 338; and
9. Easement for water mains to Metropolitan Government of Nashville and Davidson County of record in Book 7868, page 959, Register's Office for Davidson County, Tennessee.