Return To:

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027
D-0617

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00.

Carol R Runion
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of January, 2006.

J Susan Duff
Notary Public

My Commission Expires: 1-16-08

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/19/06 12:16 2 pgs
Fees:13.00 Taxes:1265.40
20060119-0007294

ADDRESS NEW OWNER(S) AS FOLLOWS:
Paul R. Evans
1008 Paris Avenue
Nashville, Tennessee 37204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

118-01-0-233.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lee B. Barrett and husband, Kim Barrett, an undivided two-thirds interest, and Jack D. Barrett and wife, Cynthia Barrett, an undivided one-third interest hereinafter referred to as Grantors, hereby transfers and conveys to Paul R. Evans, unmarried, hereinafter referred to as Grantees, their heirs 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. 55 on the Map of Dr. L.G. Noel's Second Subdivision of Idlewild, of record in Book 332, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lee B. Barrett, an undivided two-thirds interest, and Jack D. Barrett, an undivided one-third interest, by warranty deed from Jody A. Rozin and Edward W. Whittemore, wife and husband, of record in Instrument No. 20020426-0051839, dated April 23, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat book 332, Page 77, 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.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1008 Paris Avenue, Nashville, TN 37204.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 17th day of January, 2006.

Kim D. Barrett

Lee B. Barrett

Cynthia Barrett

Jack D. Barrett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Lee B. Barrett and husband, Kim D. Barrett and Jack D. Barrett and wife, Cynthia Barrett, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this January 17, 2006.

Witness my hand and official seal this 17th day of January, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008