Davidson County DEEDWARR
Recvd: 02/24/06 15:17 2 pgs
Fees:13.00 Taxes:316.35

20060224-0021879

Prepared by:
Realty Title & Escrow Company, Inc.
38[illegible] Parkway, Suite 140
[illegible]ville, TN 37211

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

05-0601-62661

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $85,500.00

Affiant

Subscribed and sworn to before me, this 22nd day of February, 2006.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
M. Lee Barrett, Jr. 2700 Glenmont Ct. Nashville TN 37210	OWNER 976 MURFREESBORO RD. NASHVILLE TN 37217	119-11-0-155

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, Sherri Nipper, now Lindsay, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to M. Lee Barrett, Jr., 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:

Being Lot No. 11 on the Plan of Thompson Lane Park of record in Book 2331, Page 138, Register's Office of Davidson County, Tennessee. Said Lot No. 11 is described as follows:

Beginning at a point in the westerly margin of Glenmont Dr., the same being the common corner of Lots 11 and 12; thence southeastwardly with the dividing line between Lots 11 and 12, 182 feet to a monument; thence southwestwardly with the dividing line between Lots 10 and 11, 240 feet to a point in the northeasterly margin of Japlin Drive, thence with the northeasterly margin of Japlin Drive northwestwardly 15.19 feet to a monument; thence continuing with the northeasterly margin of Japlin Drive, north westwardly 95.18 feet to a monument; thence to the right around a curve, 31.42 feet to a monument in the southeasterly margin of Glenmont Dr.; thence with the northeasterly margin of Glenmont Dr., northeastwardly 169.67 feet to the point of beginning.

Being the same property conveyed to Thomas Milton Nipper and wife, Ruby Nell Nipper by deed from John U. Wilson and wife, Louise Wilson, dated 9-18-56, of record in Book 2595, Page 337, Register's Office for Davidson County, Tennessee. Thomas Milton Nipper having predeceased Ruby Nell Nipper. Further being the same property conveyed to Sherrie Nipper, sole devisee of Ruby Nell Nipper, deceased, pursuant to the Last Will and Testament of Ruby Nell Nipper probated in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division, Docket No. 03P-1586. Sherri Nipper being one and the same person as Sherri Nipper Lindsay.

Robert Lindsay joins in the execution of this instrument to convey his marital interest, if any, in subject property.

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 2700 Glenmont Ct., Nashville, TN 37210

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 22nd day of February, 2006.

Sherri Lindsay

Robert Lindsay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sherri Nipper and Robert Lindsay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TN, this 22nd day of February, 2006.

State of Tennessee at Large

My Commission expires

5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires MAY 28, 2006