Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/06 14:09 3 pg:
Fees:18.00 Taxes:214.60

20060301-0023700

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February 2006

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/14/09 (AFFIX SEAL)

LAURA A. BEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Lee Barrett, Jr. (NAME)	same (NAME)	MAP 52-9
976 MURFREESBORO ROAD (ADDRESS)	(ADDRESS)	PARCEL 68
NASHVILLE, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Martha Anne Williams Pate, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. Lee Barrett, Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the northeasterly part of Lot No. 26 on the Map of Montague Subdivision, as of record in Book 421, page 129, Register's Office for said County, described according to a survey made by W. F. Branch, Surveyor, dated September 29, 1950, as follows:

Beginning at an iron pin in the westerly margin of Fernbank Drive, which pin is 141.4 feet North 35 deg. East of an iron pin set in the northwest margin of the intersection of Due West Avenue and Fernbank Drive; thence North 54 deg. 15' West 123.4 feet to an iron pin; thence North 35 deg. East 141 feet to an iron pin; thence South 54 deg. 15' East 123.4 feet to an iron pin in the westerly margin of said Fernbank Drive; thence with the westerly margin of the same, South 35 deg. West 141 feet to the point of beginning.

Being the same property conveyed to Morris Allen Pate and wife, Martha Ann Pate by deed from U. E. Pate, Jr. and wife, Eugenia E. Pate of record in Book 5714, page 435 and to Martha Anne Williams Pate by deed from Morris Allen Pate of record in Book 6928, page 70, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 421, page 129, said Register's

CONTINUED

unimproved ( )
This is improved (X) property, known as 1140 Fernbank Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 February, 2006

Martha Anne Williams Pate by: Thomas Allen Lawrence Attorney in fact
Martha Anne Williams Pate

BY: THOMAS ALLEN LAWRENCE BY POWER OF ATTORNEY RECORDED IN INSTRUMENT NO. 20051027-0129814, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On February 17, 2006 before me personally appeared Thomas Allen Lawrence to me known to be the person who executed the foregoing instrument in behalf of Martha Anne Williams Pate (aka Martha Pate) and acknowledged that he executed same as the free act and deed of said Martha Anne Williams Pate for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of February, 2006.

My Commission Expires:

11/14/09

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Lauri A. Beasley
Notary Public

LEGAL DESCRIPTION CONTINUATION

Office.

Taxes for the year 2006 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.