Davidson County DEEDWARR
Recvd: 04/24/06 13:59 2 pgs
Fees:13.00 Taxes:371.85
20060424-0046688

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
M. Lee Barrett Jr.
976 Murfreesboro Road
Nashville, TN 37217

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 86-10
PARCEL 40.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Robert L. Colson, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto M. Lee Barrett Jr., hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 19, on the Plan of Chapelwood Section 2, of record in Plat Book 5200, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Robert L. Colson, by deed from Jess Sherin and wife, Carolyn Sherin of record in Book 8764, Page 762, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5333, Page 315, Book 6234, Page 193, and such easements and setback lines of record in Plat Book 5200, Page 83, said Register's Office. Taxes for 2006 have been pro-rated and assumed by grantee.

This is improved property known as 3521-3523 Magnum Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said M. Lee Barrett Jr., his heirs and assigns, forever; and I, Robert L. Colson, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this the 21st day of April, 2006.

Robert L. Colson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert L. Colson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of April, 2005.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 100,500.00.

AFFIANT

Subscribed and sworn to before me this 21st day of April, 2006.

NOTARY PUBLIC
My Commission Expires: 3/22/2008

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.