This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060242

Davidson County DEEDWARR
Recvd: 04/26/06 11:00 3 pgs
Fees:18.00 Taxes:943.50

20060426-0047662

Send Tax Bills To:
same as new owner

New Owner is:
Susan D. and Johnny P. Barber
109 McKnight Lane
Nashville, TN 37221

MAP: 126-16-O-A
PARCEL: 141.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Kenneth W. Jones, unmarried, and Melvin R. Villere, Jr., unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Susan D. Barber and husband, Johnny P. Barber**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 141 on the Final Plat Plan of Riverwalk Subdivision, Phase 1A, Section 1, of record in Instrument No. 20011026-0117231 and Re-Platted in Instrument No. 20040112-0004655, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth W. Jones, unmarried, and Melvin R. Villere, Jr., unmarried by Warranty Deed from The Craig Company, a Tennessee Corporation dated 8/19/05, recorded 9/12/05, in Instrument No. 200609120109436, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Easements and/or setback lines of record in Plat Instrument No. 20011026-0117231 and Re-Platted in Instrument No. 20040112-0004655, Register's Office for Davidson County, Tennessee; Road and Utilities Access Easement of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee; Storm Water Detention Agreement of record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee; Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.

Subject to Charter of Right of Way for CTX Transportation Railroad.

Quitclaim Deed conveying open space to Homeowner's Association of record in Instrument No. 20020424-0050565, Register's Office for Davidson County, Tennessee.

Easement Granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley District of record in Book 7526, page 315, 318, and 324, Register's Office for Davidson County, Tennessee.

Easements and Rights of Way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, page 647, Register's Office for Davidson County, Tennessee.

Easements and Rights of Way taken by Tennessee Valley Authority as set forth in Declaration of Taking record in Book 4205, page 194, Register's Office for said County, and Judgment of record in Book 4226, page 715, Register's Office for said County.

Easements and Rights Granted to Tennessee Electric Power Company as set forth in Instruments of record in Book 751, page 375 and Book 787, page 7, Register's Office for said County.

Plan of Newsome Land of record in Plat Book 1, page 25, and Plat Book 1, page 121, Chancery Court of Davidson County, Tennessee.

Restrictive covenants of record in Instrument No. 20011105-0121083; 20020424-0050565; 20040430-0049313, and Instrument No. 20040506-0051985, Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.

Charter of the Homeowner's Association of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

This is improved property known as: 109 McKnight Lane, Nashville, TN 37221.

This property is also known as: 6853 Bridgewater Drive, Nashville, TN 37221.

MRV / K _____ Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of April, 2006.

GRANTOR:

Kenneth W. Jones

Melvin R. Villere Jr

Melvin R. Villere, Jr.

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Kenneth W. Jones , unmarried, and Melvin R. Villere, Jr., unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17th day of April, 2006.

Notary Public

My Commission Expires November 14, 2009

My Commission Expires:

PRISCILLA PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

SWORN TO and subscribed before me this 17th day of April, 2006

NOTARY PUBLIC

My commission expires:

My Commission Expires November 14, 2009

PRISCILLA PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY