Davidson County DEEDWARR
Recvd: 05/19/06 08:57 2 pgs
Fees:13.00 Taxes:913.53
20060519-0058785

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $246,900.00

Affiant

Subscribed and sworn to before me, this 12th day of May, 2006.

Notary Public
My commission expires:

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

03-0602-33420

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Patrick T. Barton 6761 Sugar Hill Drive Nashville TN 37211	COUNTRYWIDE HOME LOANS, INC. 750 OLD HICKORY BLVD. #180 BRENTWOOD, TN 37027	181-01-0-A-130.00CO

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, Roger P. Best and wife, Barbara A. Schmidt, now Best, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patrick T. Barton and wife, Katie M. Barton, 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:

> Land in Davidson County, Tennessee, being Lot No. 184, on the Plan of Section Four, Sugar Valley, a Planned Unit Development, of record in Book 9700, Page 374, as amended in Instrument No. 20000523-0051444, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Roger P. Best, unmarried and Barbara A. Schmidt, unmarried by deed from Yazdian Construction, Inc. a Tennessee corporation, dated 6-29-01, of record in 20010717-0075905, Register's Office for Davidson County, Tennessee. Roger P. Best and Barbara A. Schmidt having since married.
>
> 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 6761 Sugar Hill Drive, Nashville, TN 37211

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 12th day of May, 2006.

Roger P. Best

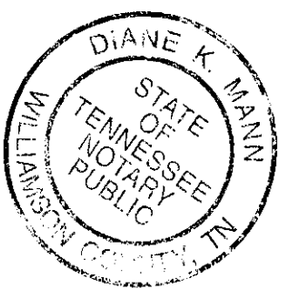
Barbara A. Schmidt Best

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roger P. Best and Barbara A. Schmidt Best, 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 12th day of May, 2006.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09