return to

Creative Title and Escrow, LLC
1994 Gallatin Rd. N., Ste. 202
Madison, TN 37115

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/06 11:00 3 pgs
Fees:18.00 Taxes:536.50
20060601-0064391

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 2006

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON 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
Travis J. Barclay (NAME)	Bank of America (NAME)	MAP 147-4
3685 Richbriar Court (ADDRESS)	1400 Best Plaza Drive, Suite 101 (ADDRESS)	PARCEL 147
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Richmond, VA 23227 (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, Terry W. Cathey, Executor of the Estate of Wallace Cathey, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Travis J. Barclay and wife, Erin E. Barclay

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 Lot No. 275 on the Plan of Hillbrook Section 5, as of record in Book 3700, page 73, as corrected by instrument of record in Book 4095, page 171, Register's Office for said County.

Said Lot No. 275 fronts 86.85 feet on the westerly side of Richbriar Court and extends back 179.4 feet on the northerly line and 158.5 feet on the southerly line to a dead line, measuring 61.7 feet thereon.

Being the same property conveyed to Wallace A. Cathey and wife, Hattie C. Cathey by deed from Willie G. Alexander of record in Book 4240, page 871, Register's Office for Davidson County, TN. The said Hattie C. Cathey having predeceased Wallace A. Cathey and the property vested in Wallace A. Cathey by estate by the entireties. The said Wallace A. Cathey having since died and his Will probated in the Probate Court for Robertson County, Tennessee, said Will directing the property be sold and Terry W. Cathey appointed Executor of the Estate.

Subject to restrictions of record in Book 4031, page 160, said Register's Office.

This conveyance is subject to any and all existing easements of record and to

CONTINUED

This is improved (X) property. known as 3685 Richbriar Court, Nashville, TN 37211,
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

unimproved ( )

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 30th day of May, 2006

Estate of Wallace Cathey

By:
Terry W. Cathey, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry W. Cathey, Executor of the Estate of Wallace Cathey, deceased

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of May 2006.

Commission expires 3-21-09

Notary Public

M. NORRIS JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

LEGAL DESCRIPTION CONTINUATION

all matters shown on the plan of record in Book 3700, page 73 and corrected in Book 4095, page 171, said Register's 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.