Davidson County DEEDWARR
Recvd: 06/02/06 16:04 2 pgs
Fees:13.00 Taxes:1457.80

20060602-0065493

FILE NO: 2006047

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) M. Lee Barrett Jr.	(NAME) Same as new owner	Map & Parcel 160-8-A-2
(STREET ADDRESS) 664 Hill Road	(STREET ADDRESS)	
(CITY) Brentwood (STATE) TN (ZIP) 37027	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **V. H. ALESSIO JR.,** has this day bargained and sold, and does hereby transfer and convey unto the said **M. LEE BARRETT JR., a married man,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Maxwell Crossing, of record in Book 6250, page 390, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to V.H. Alessio Jr. by deed of record in Book 8848, page 118, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$394,000.00

The actual consideration or value whichever is greater, for this transfer is $376,000.00.

Subscribed and sworn to before me this the 1st day of June, 2006.

Affiant

My commission expires: _____

Notary Public

KAY B. HOUSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

This is improved property known as 300 Bryant Street, Old Hickory, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 1st day of June, 2006.

V. H. Alessio Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **V. H. ALESSIO JR.**, the within named 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 1st day of June, 2006.

Notary Public
My Commission Expires: 10-21-06.

ENCUMBRANCES:

1. 2006 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Plat Book 6250, page 390, Register's Office, Davidson County, Tennessee.
3. Subject to Restrictive Covenants of record in Book 6522, page 153, Register's Office, Davidson County, Tennessee.
4. Subject to Declaration of Easement of record in Book 8848, page 114, Register's Office, Davidson County, Tennessee.
5. Subject to Open Space and Drainage Area Easements, Roadway Maintenance and Water Service Line Agreement and Declaration of Restrictive Covenants, of record in Book 6867, page 597, Register's Office, Davidson County, Tennessee.
6. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4940, page 796, Register's Office, Davidson County, Tennessee.
7. Subject to rights of upper and lower riparian owners in and to the waters of Brentwood Branch crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.