WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/06 13:59 2 pgs
Fees:13.00 Taxes:981.43

20060616-0072136

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2006.

Notary Public ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: ~~9/12/09~~ 12/21/09
(AFFIX SEAL)

TRACY A. HOBBY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rebecca Lynn Barker	NEW OWNER	Map 181
804 Sugarloaf Ct.		Group 1-O-B
Nashville, TN 37211		Parcel 60-CO

FOR AND IN 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

Kelly J. Boudreaux, Jr. and wife, Allyson H. Boudreaux

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Rebecca Lynn Barker

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:

Land in Davidson County, Tennessee Being Lot No. 143, on the Plan of Section Two Addition Sugar Valley, a RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument Number 20040622-0073636, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Kelly J. Boudreaux, Jr., and Allyson H. Boudreaux by Quitclaim deed from Kelly J. Boudreaux, Jr., and wife, Allyson J. Hingle Boudreaux, of record in Instrument 20050525-0059203, said Register's Office. See also, Deed of Record in Instrument 20050525-0059201, Register of Deeds, Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 11069, Page 14; Instrument 20030708-0093637; Instrument 20040203-0013041; Instrument 20040623-0074495; Instrument 20050106-0002201; Instrument 20060322-0032693, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20040622-0073636, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 804 Sugarloaf Ct., 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 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 our hands this 31st day of May, 2006.

Kelly J. Boudreaux, Jr. by Allyson H. Boudreaux Atty. in Fact

Kelly J. Boudreaux, Jr. by Allyson H.
Boudreaux
Attorney-in-Fact

Allyson H. Boudreaux

Allyson H. Boudreaux

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Allyson H. Boudreaux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Kelly J. Boudreaux, Jr. as his Attorney in Fact as the free act and deed of the within named .
Witness my hand and official seal at Brentwood, Tennessee the 31st day of May, 2006.

My Commission Expires:01/24/09

NOTARY PUBLIC

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allyson H. Boudreaux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Brentwood, Tennessee, this 31st day of May 2006.

My Commission Expires: 01/24/09

NOTARY PUBLIC

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.