Davidson County DEEDWARR
Recvd: 07/10/06 13:43 2 pgs
Fees:13.00 Taxes:536.50
20060710-0082490

RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

WARRANTY DEED

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 29th Day of June, 2006

NOTARY PUBLIC

My commission expires: 11-14-09

MATTHEW L. SELLINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires November 14, 2009

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane Suite 5, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Joan Barnfield 246 Highland Villa Circle Nashville, TN 37211	Same As New Owner	161-14-0B-246.00

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED FORTY FIVE THOUSAND DOLLARS AND 00/100 ($145,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Marie L. Thomas and Thomas Sirmeyer, as tenants in common with the right of survivorship (the said Marie L. Thomas having since deceased)** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Joan Barnfield** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in **Davidson County, TN**, and being further described as follows, to-wit:

Being the property commonly known as 246 Highland Villa Circle, Nashville, TN 37211.

Parcel ID #161-14-0B-246.00

Land in Davidson County, TN, being Unit No. 246 on the Plan of Condominium Site of Highland Villa Condominiums, of record in Book 6200, Page 473, and as Exhibit B to the Master Deed in Book 7278, page 312, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marie L. Thomas and Thomas Sirmeyer, as tenants in common with the right of survivorship, by Deed from Chancler S. Britton and wife, Melanie Good Britton, dated September 27, 1996, of record in Book 10206, Page 181, in the Register's Office for Davidson County, Tennessee.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, June 28, 2006.

Thomas Sirmeyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **Marie L. Thomas and Thomas Sirmeyer, as tenants in common with the right of survivorship (the said Marie L. Thomas having since deceased)**, being by me and duly sworn (or affirmed), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, June 28, 2006.

MATTHEW L. SELLINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 14, 2009

Notary Public

My commission expires _____

Prepared By:

Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027