THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25500-05-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,550,000.00. Affiant Subscribed and sworn to before me this 14th day of July, 2006. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Louise Gilchrist Frank Grant 4918 Tyne Valley Blvd. Nashville, TN 37220	**Send Tax Bills To:** Irwin Mortgage Corporation 400 Interstate W., #580 Atlanta, GA 30339	**Tax Information:** Map No.146-06-0 Parcel No. 052.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cathy M. Barnett, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Louise Gilchrist, unmarried, and Frank Grant, unmarried, as joint tenants with the right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 835 Overton Court, Nashville, Tennessee 37220, also known as 4918 Tyne Valley Boulevard, Nashville, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Donald R. Barnett, spouse of Cathy M. Barnett, joins in the execution of this instrument for the purpose of conveying any interest he may have in subject property by virtue of his marriage to the said Cathy M. Barnett.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of July, 2006.

Cathy M. Barnett

Donald R. Barnett

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Cathy M. Barnett and Donald R. Barnett**, 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, at office, this 14th day of July, 2006.

Notary Public

My Commission Expires: JULY 19, 2008

Davidson County DEEDWARR
Recvd: 07/21/06 13:40 2 pgs
Fees:13.00 Taxes:5735.00

20060721-0088248

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Treemont as of record in Pla 6250, pages 895 to 897, Register's Office for Davidson County, Tennessee to which plan reference is for a more complete description.

Being the same property conveyed to Donald R. Barnett and wife, Cathy M. Souder, by deed dated J 29, 1999 from James L. Hamling and wife, Kathleen K. Hamling, of record in Book 11609, page 8- Register's Office for Davidson County, Tennessee. Being further conveyed to Cathy M. Barnett t quitclaim deed from Donald R. Barnett of record in Instrument No. 20030220-0022764, Register's Offic for Davidson County, Tennessee. Cathy M. Barnett and Cathy M. Souder being one and the same person.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Treemont of record in Book 6833, page 594, Book 6833, page 601, amended in Book 8259, page 498;
3. By-Laws of Treemont Homeowners' Association, of record in Book 6833, page 620;
4. Charter of Incorporation of Treemont Homeowners' Association of record in Book 6833, page 617 and Book 6840, page 509;
5. All matters appearing on the Plan of record as Book 6250, pages 895 to 897; and
6. Easement for bridle path of record in Book 1066, page 274, Register's Office for Davidson County, Tennessee.