ADDRESS NEW OWNER and
SEND TAX BILLS:
JIMMY ALLEN KITTRELL
804 E. Campbell Rd.
Madison TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

Davidson County DEEDWARR
Recvd: 07/25/06 14:51 2 pgs
Fees:13.00 Taxes:236.80

20060725-0089617

MAP PARCEL NUMBER:
33 - 15 - 51

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JERRY ANNETTE BARNES, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to JIMMY ALLEN KITTRELL, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Being Lot No. 112 on the Map of Primrose Acres, Section II, as of record in Book 2900, Pages 43 and 44, Register's Office of Davidson County, Tennessee.

Said Lot No. 112 fronts 209.44 feet on the southerly side of Campbell Road and runs back 201.7 feet on the westerly line and 315.7 feet on the easterly line to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Jerry Annette Barnes and Jerry Allen Kittrell, by Affidavit of Heirship of record in Instrument No. 20060725-0089616, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 804 E. Campbell Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 12th day of July, 2006.

Jerry Annette Barnes
JERRY ANNETTE BARNES

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JERRY ANNETTE BARNES, the within named bargainor 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 for the purposes therein contained.

Witness my hand at office this 12 day of July, 2006.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $64,000.00.

Jerry Annette Barnes
AFFIANT

Subscribed to and sworn before me, this the 12 day of July, 2006.

NOTARY PUBLIC

My Commission Expires:
10/29/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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