Bor8

Davidson County DEEDWARR
Recvd: 08/04/06 09:56 2 pgs
Fees:13.00 Taxes:884.30

20060804-0095462

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44827

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$239,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
31st DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010

DEBORAH A. MERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
CHRISTOPH ZELLER **1260 McGavock Pike** **Nashville, TN 37216**	SunTrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD 21279-0041	**72-7-211** **15 DZ 7410**

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, ADAM BARNES and wife, CHERYL BARNES**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **CHRISTOPH ZELLER and AMY STONE** , as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:**

Being Part of Lot No. 1 on the Map of a proposed subdivision of the M. Edmundson Property, not of record, described according to a survey made by Richard B. Omohundro, Surveyor, dated 4/22/72, as follows: Beginning at the southwesterly intersection of Maxey Lane and Glenmeade Drive; thence with the margin of Maxey Lane, North 87 deg. 20 min. W 105 feet (108.5 by actual field measure); thence South 15 deg. 50 min. W 180.4 feet (178 feet more or less by actual field measure) to the northwesterly corner of the property conveyed to William S. Smotherman and wife, by deed of record in Book 3278, page 289 and re-recorded in Book 3313, page 357; thence with Smotherman's northerly line easterly 136 feet more or less, to a point in the westerly margin of Glenmeade Drive; thence with the same, North 7 deg. E 200 feet (176 feet by actual field measure), to the point of beginning.

Being the same property conveyed to Adam Barnes and wife, Cheryl Barnes by deed from Jim Devault as trustee and not personally under the provisions of a Trust Agreement, dated October 12, 2000, known as Trust Number 1260 King-Berrian Trust, of record in Instrument Number 20020318-0033587, Register's Office for Davidson County, Tennessee.

Adam Vincent Barnes and Adam Barnes being one and the same person and Cheryl Barnes and Cheryl Beverage Barnes being one and the same person.

This is improved property known as 1260 McGavock Pike, Nashville, Tennessee 37216

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 July, 2006.

Adam Barnes by Jon Hasenfuss atty in fact

ADAM BARNES
By: JON HASENFUSS, Attorney-in-Fact

Cheryl Barnes by Jon Hasenfuss atty in fact

CHERYL BARNES
By: JON HASENFUSS, Attorney-in-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 28th day of July, 2006, before me personally appeared JON HASENFUSS, to me known to be the person who executed the foregoing instrument in behalf of ADAM BARNES and wife, CHERYL BARNES, as their Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said ADAM BARNES and wife, CHERYL BARNES, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of July, 2006.

Alan L. Saturn

NOTARY PUBLIC

My Commission Expires:

7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.