FILE NO. SP44734 , FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/06 13:11 2 pgs
Fees:13.00 Taxes:3237.50

20060804-0095776

21627

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Affiant

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

(Affix Seal) Notary Public

My Commission Expires: 7/24/10

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

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#
Charles A. Merritt, III and wife, Lorianne Merritt	Homefocus Tax Service	
6424 Worchester Drive	Lender # 2318 P.O. Box 26389	157, 84
Nashville, TN 37221	Richmond, Va 23260-0000	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY G. BARBEE, unmarried, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto CHARLES A. MERRITT, III AND WIFE, LORIANNE MERRITT, hereinafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

BEING Lot No. 26 on the Plan of Section One, Devonshire Manor, of record in Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Philip H. Barbee and wife, Mary G. Barbee, by Warranty Deed from Charles A. Morello and wife, Bonnie K. Morello, of record in Book 8495, page 42, Register's Office for Davidson County, Tennessee. The said Philip N. Barbee having transferred and quitclaimed all of his right, title and interest in the subject property to Mary G. Barbee by Quitclaim Deed of record in Instrument No. 20050919-0112582, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2006 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 157-84.
b. All matters appearing on the Plan of Devonshire Manor Subdivision, Section One, of record in Plat Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee.
c. Restrictive covenants on Devonshire Manor, Section I, of record in Book 5381, page 394, of Register's Office of said County.

This is (X) improved property known as 6424 Worchester Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 31st day of July, 2006:

Mary G. Barbee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named MARY G. BARBEE, the bargainor(s), 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 and official seal at Nashville, Tennessee, this 31st day of July, 2006.

Notary Public

My Commission Expires: _____



My Commission Expires JAN. 30, 2010