After Recording Return to
Nations Title Agency, Inc
10579 Cedar Grove Road
Suite 140
Smyrna, TN 37167
06TN03703

Send Tax Statements To:
Franklin American Mortgage Co.
501 Corporate Centre Dr., Ste. 400
Franklin, TN 37067-6216

Name and Address of New Owners:
Theresa Loraine Barnhill and James Edward Barnhill, Jr. .
5144 Singing Hills Drive
Antioch, TN 37013

This Instrument Prepared By:
Tri-Star Title Co., LLC
701 N. Walnut Street
Murfreesboro, TN 37130

From Information Furnished By

The Parties

Map/Parcel: 176-01-0A-015.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN COSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **JOHN H. VARON, an unmarried person,** has this day bargained and sold and does hereby transfer and convey unto **THERESA LORAINE BARNHILL AND HUSBAND, JAMES EDWARD BARNHILL, JR.,** their heirs and assigns, forever, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to John H. Varon, an unmarried man, by deed of record in Instrument No. 20061129-0147229, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to any and all restrictions, easements, etc. applying to the within described property; and to the zoning and subdivision regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

I further covenant with the said grantees, that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of the 2006 real property taxes, which taxes have been prorated between the parties herein, and paid at closing.

I do further covenant and bind myself, my heirs and assigns to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, forever against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 12/14/06 13:41 2 pgs
Fees:13.00 Taxes:750.36
20061214-0154348

WITNESS OUR HANDS this 1st day of December, 2006.

JOHN H. VARON

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JOHN H. VARON, an unmarried person,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 1st day of December, 2006.

HEATHER L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES 4-22-07

NOTARY PUBLIC
My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $202,800.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 1st day of December, 2006.

CARLA JOHNSON
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY TN

NOTARY PUBLIC
My Commission Expires: 01.20.2008