THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 26039D

MAP/GROUP/PARCEL: 052-05-0/032.00

Davidson County DEEDWARR
Recvd: 12/21/06 08:50 2 pgs
Fees:13.00 Taxes:425.50
20061221-0157069

NEW OWNER'S NAME AND ADDRESS:
GREGORY JARRELL
304 MADISON BLVD.
MADISON, TN 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **CORY BARE and SHERRY BARE, HUSBAND AND WIFE**, hereinafter called Grantors, does hereby transfer and convey unto, **GREGORY JARRELL, UNMARRIED MAN,** his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO. 2 ON BLOCK "J" ON THE REVISED PLAN OF POWER & ROTH'S MADISON PARK SUBDIVISION, AS OF RECORD IN PLAT BOOK 843, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 2 FRONTS 63¼ FEET ON THE SOUTHERLY SIDE OF MADISON BOULEVARD, AND RUNS BACK 189½ FEET ON THE WESTERLY LINE AND 165.7 FEET ON THE EASTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 59 FEET.

The subject property is improved property known as 304 MADISON BLVD., MADISON, TN 37115.

BEING the same property conveyed to Grantor herein by deed of record in Instrument Number 20060316-0030708, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenants with Grantee that they are 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 for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

CORY BARE

SHERRY BARE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **CORY BARE and SHERRY BARE, HUSBAND AND WIFE**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 28th day of November, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $115,000.00.

AFFIANT

Sworn to and subscribed before me, this the 28th day of November, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE