WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/20/07 09:56 2 pg
Fees:13.00 Taxes:129.50
20070220-0020291

RUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE LYNDA L KING

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February 2007

Notary Public

MY COMMISSION EXPIRES: 5-21-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bragg, Mansfield, & Stegall, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Jane Halliburton (NAME)	Katherine Jane Halliburton (NAME)	MAP & PARCEL:
61 Elberta Street (ADDRESS)	328 Valeria ST (ADDRESS)	119-06-0-191.00
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville TN 37210 (CITY) (STATE) (ZIP)	

FOR AND 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, Marvin Anthony Barnes, Stephanie Karen Barnes McCord, Wyatt Walter Barnes, Charles Buford Barnes, Jason Mark Barnes, and Lauren Beth Hurley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katherine Jane Halliburton

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 44, Part of the W.C. Miller Home Place, STERLING HEIGHTS, Section Two, as shown on survey and plat of same appearing of record in Book 1424, page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Marvin C. Barnes (who predeceased his wife) and wife, Annie Mae Potete Barnes (now deceased), by deed from Hubert Brown and wife, Mildred B. Brown, as shown of record in Book 2274, page 607, Register's Office for Davidson County, Tennessee. The said Annie Mae Potete Barnes a/k/a Annie Mae Barnes died testate devising her property to Marvin Anthony Barnes, Stephanie Karen Barnes McCord, Wyatt Walter Barnes, Charles Buford Barnes, Jason Mark Barnes, and Lauren Beth Hurley. Said devise being of record as Instrument #200612120153003, and Instrument #200612120153004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 1725, page 21, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 61 Elberta Street, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 9th day of February 2007

Jason Mark Barnes

Marvin Anthony Barnes BY: Marvin Anthony Barnes Attorney-in-Fact

Wyatt Walter Barnes BY: Marvin Anthony Barnes Attorney-in-Fact

Lauren Beth Hurley BY: Marvin Anthony Barnes Attorney-in-Fact

Stephanie Karen Barnes McCord BY: Marvin Anthony Barnes Attorney-in-Fact

Charles Buford Barnes BY: Marvin Anthony Barnes Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marvin Anthony Barnes, ~~Stephanie Karen Barnes McCord, Wyatt Walter Barnes, Charles Buford Barnes, Jason Mark Barnes, and Lauren Beth Hurley~~

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 9th day of February, 2007.

Commission expires 5-21-07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Marvin Anthony Barnes, with whom I am personally acquainted, and to me known to be the person who acknowledged the foregoing instrument on behalf of Stephanie Karen Barnes McCord aka Stephanie McCord; Wyatt Walter Barnes aka Wyatt Barnes; Charles Buford Barnes aka Charles Barnes; Jason Mark Barnes aka Jason Barnes; and Lauren Beth Hurley; and who acknowledged that he executed the same as the free act and deed of the said Stehpanie Karen Barnes McCord aka Stephanie McCord; Wyatt Walter Barnes aka Wyatt Barnes; Charles Buford Barnes aka Charles Barnes; Jason Mark Barnes aka Jason Barnes; and Lauren Beth Hurley; and for the purposes therein contained by virtue of the certain Powers of Attorney duly executed by the said Stephanie McCord; Wyatt Barnes; Charles Barnes; Jason Barnes; and Lauren Beth Hurley; and, and appearing of record as Instrument #20070220-0020286, Instrument #20070220-0020287, Instrument #20070220-0020288, Instrument #20070220-0020289, and Instrument #20070220-0020290 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Murfreesboro, Tennessee, this 9th day of February, 2007.

My Commission Expires: 5-21-07

Notary Public