Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Barbara A. Tate
Affiant

Subscribed and sworn to before me, this 6th day of April, 2007.

Jennifer L. Wilson
Notary Public
My commission expires: 5.10.2010

JENNIFER L. WILSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Davidson County DEEDWARR
Recvd: 04/09/07 13:20 2 pg
Fees:13.00 Taxes:518.00
20070409-0041802

03-0703-34551

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kristin J. Barnett 1004 Aldersgate Road Antioch TN 37013	New Owner	149-02-0-B-122.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joy M. Saunders, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kristin J. Barnett and husband, James Franklin Barnett, hereinafter called the Grantees, their successors and assigns, 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. 170, on the Plan of Phase II, Piccadilly Square, of record in Book 6250, Pages 92-94, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J'aimi Saunders, and wife, Joy M. Saunders by deed from Federal Home Loan Mortgage Corporation, dated 05/17/04, recorded 06/18/04, of record in Instrument No. 20040618-0072777, Register's Office for Davidson County, Tennessee.

Being further conveyed to Joy Michelle Saunders by quitclaim deed from J'aimi Marshall Saunders of record in Instrument No. 20070409-0041800 Register's Office for Davidson County, Tennessee. J'aimi M. Saunders and J'aimi Marshall Saunders being one and the same person. Joy M. Saunders and Joy Michelle Saunders being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1004 Aldersgate Road, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 5th day of April, 2007.

By: Atty in fact

Joy M. Saunders
By: Jeffery D. Snorton, Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffery D. Snorton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Joy M. Saunders, and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of April, 2007.

Diane K. Mann
Notary Public

My Commission expires: 2/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN