Return To:File Box 9B
2000 Richard Jones Rd Ste #110
Nashville, TN 37215
File # 26400

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

Subscribed and sworn to before me, this 5th day of April, 2007

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

J. MICHAEL MORGAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires July 25, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jimmy Wayne Barber | SunTrust Mortgage, Inc. | 171-03-O-B |
| (NAME) | (NAME) | (MAP) |
| 641 Old Hickory Blvd. # 126 | 201 4th Ave. N/7th fl. | 98.00CO |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Brentwood, TN 37027 | Nashville, TN 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, I/we, Robert R. Cleveland and wife, Kimberly M. Cleveland, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jimmy Wayne Barber, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Unit No. 101, on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Plat Book 9700, page 364, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Robert R. Cleveland and wife, Kimberly M. Cleveland, by deed from Amy L. Mueller now Neftzger and husband, Tyra Neftzger, dated March 3, 2005, of record in Instrument No. 20050308-0025611, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 641 Old Hickory Blvd. # 126, Brentwood, Tennessee 37027

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.

Davidson County DEEDWARR
Recvd: 04/11/07 13:36 2 pgs
Fees:13.00 Taxes:1035.63

20070411-0043439

Witness my/our hand(s) this 5th day of April, 2007.

Robert R. Cleveland by Kimberly M. Cleveland
As Attorney-in-Fact

Kimberly M. Cleveland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Kimberly M. Cleveland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for Robert R. Cleveland, the within named bargainor, and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Robert R. Cleveland, as his/her/their Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 5th day of April, 2007.

Notary Public

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/19/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kimberly M. Cleveland with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 5th day of April, 2007.

Notary Public

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/19/09