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

Our File Number: 27876B

Davidson County DEEDWARR
Recvd: 05/03/07 14:26 2 pgs
Fees:13.00 Taxes:600.88
20070503-0053305

MAP/GROUP/PARCEL: 007-00-0/074.00

NEW OWNER'S NAME AND ADDRESS:
DAVID PETER ARSENAULT
2277 TINNIN ROAD
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,

CHARLES R. BARNES and EDNA L. BARNES, HUSBAND AND WIFE, hereinafter called Grantors, does hereby transfer and convey unto, **DAVID PETER ARSENAULT, AN UNMARRIED PERSON**, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND SITUATED IN THE 18TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BOUNDED BY FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF TINNIN ROAD AT THE NORTHEASTERLY CORNER OF TRACT "C" OF THE ZACK Q. MYERS PROPERTY, AS CONVEYED TO VIRGINIA J. SLOAN BY DEED FROM WILLIAM E. ANDERSON ET UX; THENCE, WITH THE SOUTHEASTERLY LINE OF TRACT "C", SOUTH 29 DEG., 18 MIN., WEST 506 FEET TO A POINT ON THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO JOHNNY W. TISDALE ET UX; THENCE, WITH TISDALES'S NORTHERLY PROPERTY LINE SOUTH 87 DEG. EAST 696 FEET TO A POINT IN THE CENTER LINE OF TINNIN ROAD; THENCE WITH THE CENTER LINE OF TINNIN ROAD, NORTH 43 DEG., 28 MIN., WEST PASSING THE COMMON FRONT CORNER OF TRACTS "A" AND "B" AT 446.05 FEET, A TOTAL DISTANCE OF 577.5 FEET TO A POINT; THENCE, CONTINUING WITH THE CENTER LINE OF SAID ROAD, NORTH 46 DEG., 13 MIN., WEST 68.55 FEET TO THE POINT OF BEGINNING, CONTAINING 3.59 ACRES, MORE OR LESS. THIS LEGAL IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

EASEMENT: THE ABOVE DESCRIBED TRACT OF LAND IS SUBJECT TO AN EASEMENT FOR POWER LINES AS GRANTED TO TVA BY INSTRUMENT OF RECORD IN BOOK 1181, PAGE 330, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND THE RIGHT OF WAY FOR TINNIN ROAD SO MUCH OF THE PROPERTY THAT LIES THEREIN.

The subject property is improved property known as 2277 TINNIN ROAD, GOODLETTSVILLE, TN 37072.

BEING the same property conveyed to Grantor herein by deed of record in instrument number 20030324-0038244, 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.

CHARLES R. BARNES

EDNA L. BARNES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, **CHARLES R. BARNES and EDNA L. BARNES, 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 30th day of April, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $162,400.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of April, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY