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

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is ~~$132,500.00~~ $129,900.00

Affiant

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

Notary Public
My commission expires:

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 12/06/2010
COUNTY OF WILLIAMSON

03-0706-34823

Address of New Owner:	Send Tax Bills to:	Tax Information
James J. Dabney 436 Summit Ridge Place Nashville TN 37215	James J. Dabney 125 Pennystone Circle Franklin, TN 37067	131-05-0-B-436.00CO

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, Robert B. Barnett and wife, Diane B. Barnett, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James J. Dabney and wife, Lynne Martin Dabney, 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 Unit No. 436, together with the appurtenant interest in the common elements of Four Seasons Condominium horizontal property regime established by Master Deed of record in Book 6841, Page 349, amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, said Unit depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed, and being located upon Tract No. 1 on the Plan of Clark Gower Property of record in Plat Book 5050, Page 30, said Register's Office.

Being the same property conveyed to Robert B. Barnett and wife, Diane B. Barnett by deed from Bryce W. Dixon and wife, Rachel Eva Dixon and Matthew L. Dixon, unmarried, dated May 18, 2004, recorded May 20, 2004, of record in Instrument No. 20040520-0059359, Register's Office for Davidson County, Tennessee.

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 436 Summit Ridge Place, Nashville, TN 37215

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.

Davidson County DEEDWARR
Recvd: 07/18/07 12:51 2 pgs
Fees:13.00 Taxes:480.63
20070718-0085484

WITNESS my hand this 5th day of July, 2007.

Robert B. Barnett

Diane B. Barnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert B. Barnett and Diane B. Barnett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 5th day of July, 2007.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09



