NEW OWNER:

MICHAEL D. VOLTZ
2715 OVERHILL CIRCLE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 07-1210

Map 96
Group 05-0
Parcel 13

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 10/30/07 08:38 3 pg:
Fees:18.00 Taxes:462.50

20071030-0127697

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-Five Thousand and 00/100 Dollars ($125,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KEVIN BARNES, unmarried and MARGARET BOSTICK, unmarried,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL D. VOLTZ and wife, ELIZABETH A. VOLTZ, tenants by the entireties,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 90 on the Map of Bluefields, Section No. 2, of record in Book 843, Page 34, of the Register's Office for said County, and being Lot "H" on the Plan of R.D. Stanford's Re-Subdivision of Lots Nos. 90, 91, 92, and 93, not of record, described according to a copy of a survey thereof made by Z. J. Wilkinson, Surveyor, April 6, 1940, as follows:

Beginning at a point in the southerly margin of Cumberland Circle 25 feet east of the common corner of Original Lots Nos. 90 and 91, being the common corner of Lots "G" and "H" of said Subdivision; thence with the line between said lots southerly 304 feet to a point which is 26 feet east of the common corner of Lots No. "H" and "I"; thence with the line between said lots northerly 305.5 feet to the southerly margin of Cumberland Circle; thence with the margin of the same westerly 72 feet to the point of beginning.

Being the same property conveyed to Margaret Bostick and Kevin Barnes, by virtue of a Quitclaim Deed from William P. Barnes, dated December 31, 2001 and recorded in Instrument Number 20020214-0019844, said Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of either of the Grantors.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 843, Page 34, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 26th day of October, 2007.

X _____
KEVIN BARNES

X _____
MARGARET BOSTICK

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KEVIN BARNES and MARGARET BOSTICK,** 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 office this 26th day of October, 2007.

_____
NOTARY PUBLIC

My commission expires: 10/30/07

GREGORY S. GILL
NOTARY PUBLIC
WILSON COUNTY, TENNESSEE

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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The actual consideration or value, whichever is greater, for this transfer is **$125,000.00** .

AFFIANT

Sworn to and subscribed to before me this 26th day of October, 2007.

NOTARY PUBLIC

My commission expires: 10/30/07

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds