WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/07 08:37 2 pgs
Fees:13.00 Taxes:362.60
20071207-0141528

State of Tennessee
County of Davidson

File in Box 14-A
File No.: 21001-1

The actual consideration or value, whichever is greater, for this transfer is **$98,000.00.**

William Barger
Affiant

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

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William Barger **Sylvia Barger**	**MidSouth Bank**	**119-14-203**
3006 Wingate Avenue	**One East College Street**	
Nashville, TN 37211	**Murfreesboro, TN 37133**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gary Ray Suddarth and wife, Whitney Merit Suddarth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Barger and Sylvia Barger, husband and wife, as to an undivided 99% interest (the "Entirety Interest") and Mary Eugenia Gilchrist, as to an undivided 1% interest (the "Individual Interest"), the said Entirety Interest and Individual Interest, as they relate to each other, being held as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 42 on the Map of Tuggle Heights, as of record in Book 1130, Page 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Gary Ray Suddarth and Whitney M. Couch, unmarried, by Warranty Deed from John C. Martin and wife, Edna Martin, dated February 22nd, 1995, of record in Book 9611, Page 810, Register's Office for Davidson County, Tennessee. The said Gary Ray Suddarth and Whitney M. Couch having since married. The said Whitney M. Couch now being known as Whitney Merit Suddarth.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is Improved (X) unimproved (____) property, known as: **3006 Wingate Avenue, Nashville, TN 37211**

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.

Witness our hands this **6th** day of **December, 2007.**

Gary Ray Suddarth

Whitney Merit Suddarth

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 **Gary Ray Suddarth and Whitney Merit Suddarth,** the bargainors, 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 Nashville, Tennessee, this **6th** day of **December, 2007.**



Notary Public

My Commission Expires: 3/22/09