Davidson County DEEDWARR
Recvd: 01/28/08 10:17 2 pgs
Fees:13.00 Taxes:340.40

20080128-0008541

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of January, 2008

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/7/11

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Nathan G. Hincy	SunTrust Mortgage, Inc.	Parcel ID:
415 Dennywood Drive	401 Commerce Street, Ste. 6100	08411014200
Nashville, TN 37214	Nashville, TN 37219	

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

William A. Barrett, Successor Trustee of the Loyd A. and Margaret F. Barrett Revocable Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Nathan G. Hincy, unmarried

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. 221 on the Map of Maplecrest Subdivision, as of record in Book 1835, Page 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 221 fronts 80 feet on the easterly margin of Denneywood Drive and extends back between lines 120 feet northerly line and 120 feet on the southerly line to a broken line in the rear measuring 113.14 feet thereon.

BEING the same property conveyed to Geneva T. Fuller a/k/a Madeline Geneva Fuller and Margaret F. Barrett by deed of record in Instrument 20031010-0150669, Register's Office for Davidson County, Tennessee. The said Geneva T. Fuller now being deceased. The said Geneva T. Fuller died and devised the property by Will to Margaret F. Barrett. See Will of record in 05P-1709 in Probate Court of Davidson County, Tennessee. The said Margaret F. Barrett died April 15, 2006 and devised the property by will to The Loyd A. and Margaret F. Barrett Revocable Trust. Loyd A. Barrett re-signed as Trustee and William A. Barrett serves as Successor Trustee. See Will of record in Minute Book 78A, Page 17, in Probate Court of Rutherford County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 1874, Page 452, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1835, Page 27 and 28, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 415 Dennywood Drive, Nashville, TN 37214

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 s 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 my hand this 24th day of January, 2008.

The Loyd A. and Margaret F. Barrett
Revocable Trust

BY: William A. Barrett Successor Trustee
William A. Barrett, Successor Trustee

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 William A. Barrett, Successor Trustee of The Loyd A. and Margaret F. Barrett Revocable Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Successor Trustee of The Loyd A. and Margaret F. Barrett Revocable Trust, and as such Successor Trustee, he/she are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of January, 2008.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.