Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(dm) Title No: 49095
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/11/08 08:35 2 pgs
Fees:13.00 Taxes:1207.87
20080211-0013444

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Eric W. Staton Jessica M. Staton 2608 Natchez Trace Nashville, Tennessee	OWNER

TAX MAP-PARCEL NUMBERS: 10415030400

WARRANTY DEED

$ 324,450.00

FOR AND IN CONSIDERATION of the sum of ~~$323,000.00~~ , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonathan Barnes and spouse, Christina S. Barnes**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric W. Staton and spouse, Jessica M. Staton** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the northerly 45 feet of Lot No. 5 on the Plan of E.C. Scruggs Subdivision of Lot 33 in Belair of record in Book 547, page 143, Register's Office for said County.

Said portion of Lot No. 5 fronts 45 feet on the easterly margin of Natchez Trace (formerly 28th Avenue) and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Jonathan Barnes and spouse, Christina S. Barnes by deed from Lowell L. Stokes, III and wife, LeAnn S. Stokes dated July 14, 2003 and recorded on July 17, 2003 of recorded in Doc. No. 20030717-0100346 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years. All Matters shown on the Plan of record in Book 547, page 143, said Register's Office.

This is improved property, known as: 2608 Natchez Trace, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of January, 2008.

Jonathan Barnes

Christina S Barnes
Christina S. Barnes

State of TENNESSEE

County of DAVIDSON

On this 28th day of January, 2008 , before me the undersigned authority, personally appeared Jonathan Barnes and Christina S. Barnes , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is ~~$323,000.00~~ 326,450

Affiant

Sworn and subscribed before me this the 28th day of January, 2008

My Commission Expires: 7-1-2008

Notary Public

ROBERT M. LOCKE NOTARY PUBLIC AT LARGE TENNESSEE