State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $ **140,000.00**

Affiant

Subscribed and sworn before me this 21st day of **May, 2008**

Notary Public My Commission Expires: 3-20-10

Jennifer R. Pierce Notary Public At Large Davidson County, Tennessee

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Tammy Barnhill **1234 Curry Road** **Nashville, Tennessee 37217**	**1234 Curry Road** **Nashville, Tennessee 37217** **Map 120-14 Parcel 1**	**Volunteer Trust Mortgage** **301 S. Perimeter Park Dr** **Nashville, Tennessee 37211**

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

WOODARD H. FROST, A SINGLE PERSON

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

TAMMY C. BARNHILL, AN UNMARRIED PERSON

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 203, on the Plan of Airport Estate Annex of record in Book 1130, page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 203 fronts 100 feet along the northerly margin of Currey Road and extends back 497.1 feet along the westerly line and extends back 499.3 feet on the easterly line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Woodard H. Frost, a single person by Special Warranty Deed from The Administer of Veterans Affairs of record in Book 7401, page 681, Register's Office for Davidson County, Tennessee, dated November 2, 1987.

Subject to all matters of record in Plat Book 1130, page 88, Register's Office for Davidson County, Tennessee.

Subject to Easement granted to Metropolitan Government of Nashville and Davidson County, of record in Book 5991, page 358, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 1432, page 358, Register's Office for Davidson County, Tennessee.

Subject to a Survey dated July 9, 1986, made by Campbell Surveying Company, indicates the porch extends over the prescribed building setback line from Currey Road and that the neighbor's drive encroaches onto the westerly lot line of subject property by 3 feet more or less.

Subject to any easement and/or restriction of record in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/30/08 09:27 2 pgs
Fees:13.00 Taxes:518.00
20080530-0054973

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 21st **day of May 2008.**

Woodard H. Frost

Woodard H. Frost

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State,

Woodard H. Frost

, the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **he** executed the within instrument for the purposes contained.

Witness my hand and official seal this **21st day** of **May, 2008.**

My Commission Expires: 7/16/11

Notary Public

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN