Davidson County DEEDWARR
Recvd: 06/05/08 12:43 2 pgs
Fees:13.00 Taxes:288.60
20080605-0057915

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of May, 2008, by and between Dorsey W. Barnett, an unmarried man, party of the first part, and Joycene Ellison and Wilburn K Ellison, married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 84 onthe Plan of Cumberland Gardesn, of record in Book 2900, pages 3 and 4, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Levator F. Barnett, reserving unto myself a life estate and Dorsey W. Barnett, by virtue of that certain Quit Claim Deed dated April 2, 2004, at Instrument No. 20040402-0037389 in the Register's Office of Davidson County, Tennessee.

Levator F. Barnett joins in this conveyance for the purposes of conveying her life estate in and to the subject property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2008 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Dorsey W. Barnett

Levator F. Barnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Dorsey W. Barnett and Levator F. Barnett, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of May, 2008.

Notary Public

My Commission Expires: 6.6.08

Property Owner & Address: Joycene Ellison and WIlburn K Ellison

2711 Oneal Drive
Nashville, TN 37208

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Tax Parcel No 08106001900

Property Address: 2711 Oneal Drive
Nashville, TN 37208

MAIL TAX BILLS TO: Franklin American Mortgage Co.

501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $78,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of ~~May, 2008~~.

Notary Public

My Commission Expires: 6.6.08

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds