Davidson County DEEDWARR
Recvd: 07/28/08 13:01 2 pgs
Fees:13.00 Taxes:1202.50

20080728-0076854

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Betty Louise Ferguson, Grantors
TO: Kimber L. Barton & Cheri S. Barton, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Kimber L. & Cheri S. Barton 6033 Cargile Road Nashville, TN 37205	Same as Owner	115-16-0-059.00

JODY MARION HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES NOV 22 2010

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $25,000.00.

Affiant

Subscribed and sworn to before me this the 24th day of April, 2008.

My commission expires: 11/22/2010

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Betty Louise Ferguson**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Kimber L. Barton and Cheri S. Barton**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 73 on the Plan of Harding Park, of record in Book 2331, page 120, Register's Office for said county.

Said Lot No. 73 fronts 124.0 feet on the south side of Cargile Road and runs back between lines 305.9 feet on the west line and 285.9 feet on the east line to a dead line in the rear on which it measures 125.5 feet.

BEING the same property conveyed to John William Ferguson, Jr. and wife, Betty Louise Ferguson, by warranty deed, recorded October 10, 1975 in Book 4960, page 745, Register's Office for Davidson County, Tennessee; the said John William Ferguson, Jr. having since died.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants,

bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 6033 Cargile Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 24th day of April, 2008.

"GRANTORS"

Betty Louise Ferguson

Betty Louise Ferguson

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Betty Louise Ferguson, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 24th day of April, 2008.

My commission expires: June 12, 2011

Notary Public

{Seal}

RUDICK J. MURPHY, II
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN