OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

M. Lee Barrett
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF July, 2008.

JO ANN SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

Jo Ann Smith
NOTARY PUBLIC

My commission expires: 5-22-2010

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
M. LEE BARRETT	SAME	Map:162-00-182 Parcel:
108 Maxwell Crossing (NAME)	(NAME)	Map: Parcel:
(ADDRESS)	(ADDRESS)	Map: Parcel:
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/28/08 15:17 2 pgs
Fees:13.00 Taxes:301.55

20080728-0077144

FILE # 08050252

Warranty Deed

For and in Consideration Of the sum of $81,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JUDY BESS MORGAN and ROY BESS, JR.

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

M. LEE BARRETT

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Property located at 247 Benzing Road in the City of Nashville, 32nd Councilmanic District of Davidson County, Tennessee. Being shown as parcel 182.00 on Davidson County property Map 162 and being shown as Lot 2 on the plan of Brentridge of record in Plat Book 6250, page 576, R.O.D.C., TN. Being more particularly described according to a survey by J. Bruce Rainey, Surveyor # 823, dated July 3, 2008 and known as Job No. 08-0075, as follows:
BEGINNING at an iron pin set in the southerly right-of-way of Benzing Road at the Northwest corner of the herein-described tract. Said pin being the Northeast corner of Francis J. Jacox property of record in Book 91, page 325, R.O.D.C., TN. Thence from said POINT OF BEGINNING, with southerly right-of-way of Benzing Road, North 56 degrees 34 minutes 10 seconds East 128.44 feet to an iron pin set at the Northwest corner of the Clifford Darrell Potts etux property of record in Book 9289, page 448, R.O.D.C., TN. Thence leaving Benzing Road with the westerly line of Potts, South 07 degrees 13 minutes 27 seconds East 307.30 feet to an iron pin set in the line of the Bell Road Baptist Church property of record in Book 7539, page 617, R.O.D.C., TN. Thence with said line, South 52 degrees 59 minutes 16 seconds West 100.00 feet to an existing concrete monument; Thence South 36 degrees 49 minutes 44 seconds East 150.00 feet to an iron pin set at the Northeast corner of the Farokh Fani property of record in Book 9846, page 334, R.O.D.C., TN. Thence with the line of Fani, and the line of Man U. Lee of record as Instrument No. 20070611-0069316, R.O.D.C., TN. South 52 degrees 49 minutes 16 seconds West 243.33 feet to an iron pin set in the easterly line of the Francis J. Jacox property, aforementioned. Thence with the easterly line of Jacox, North 03 degrees 52 minutes 11 seconds East 562.69 feet to the POINT OF BEGINNING, containing 1.69 acres, more or less.

Being part of the same property conveyed to Malcolm R. Bess and wife, Josephine Y. Bess by deed from Luther Warren Jordan and wife, Frances A. Jordan, of record in Book 4619, page 235, dated July 17, 1972, Register's Office for Davidson County, Tennessee, and further conveyed to M. R. Bess of record in Book 5012, page 680, dated April 6, 1976, said Register's Office. The Will of Malcolm R. Bess filed with the Davidson County Probate Court Clerk's Office as Docket No. 08P-44 devised the subject property to Judy Bess Morgan and Roy Bess, Jr.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS.

This conveyance is made subject to the following:

1. Davidson County taxes for 2008 which have been prorated and assumed by the Grantee.

2. Matters shown on the Plan of record in Plat Book 6250, page 576, said Register's Office.

3. Metropolitan Health Department Letter of record in Book 5020, page 156, said Register's Office.

This is improved property known as 247 Benzing Road, Antioch, Tennessee 37013

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. We do covenant with 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 is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 25th day of July, 2008.

Judy Bess Morgan
JUDY BESS MORGAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JUDY BESS MORGAN the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 25th DAY OF July 2008.

Jo Ann Smith
NOTARY PUBLIC

JO ANN SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

My Commission expires: 5-22-2010

Roy F. Bess Jr.
ROY BESS, JR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ROY BESS, JR. the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 25th DAY OF July, 2008.

Jo Ann Smith
NOTARY PUBLIC

My Commission expires: 5-22-2010

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