Davidson County DEEDWARR
Recvd: 08/08/08 08:51 3 pg
Fees:18.00 Taxes:592.00
20080808-0081767

PREPARED BY: & Return To:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 4th day of ~~July~~ August, 2008, by and between HERBERT W. ASHBURN, JR. and CATHEY LEIGH ASHBURN, HUSBAND AND WIFE, hereinafter called Grantors, and OWEN G. BARNES and BECKY BARNES WOODARD, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, HERBERT W. ASHBURN, JR. and CATHEY LEIGH ASHBURN, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto OWEN G. BARNES and BECKY BARNES WOODARD, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3489 BINKLEY ROAD, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER(S):

Herbert W. Ashburn Jr.
HERBERT W. ASHBURN, JR.

Cathey Leigh Ashburn
CATHEY LEIGH ASHBURN

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, HERBERT W. ASHBURN, JR. and CATHEY LEIGH ASHBURN, HUSBAND AND WIFE, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at Joelton **, Tennessee, on this the** 4th **day of** ~~July~~ August **, 2008.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

Name and Address of Property Owner:

OWEN G. BARNES and BECKY BARNES WOODARD
same

Property Address:

3489 BINKLEY ROAD, JOELTON, TENNESSEE 37080

Person Responsible for Taxes:

Owen Barnes
PO Box 564
Joelton, TN 37080

Map & Parcel #: MAP 14-16, PARCEL 3.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$160000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Owen G. Barnes
Affiant

Sworn to and subscribed before me, a Notary Public, this 4th day of ~~July~~ August 2008.

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

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101 ELMORE AVENUE
MADISON, TN 37115 08-8189J

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of SECTION ONE, FELTSWOOD, of record in Book 3700, page 13, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to HERBERT W. ASHBURN, JR. and CATHEY LEIGH ASHBURN, HUSBAND AND WIFE, by Warranty Deed from RANDALL A. WALLER, of record in BOOK 7419, PAGE 464, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 14-16, PARCEL 3.00).

2. All matters as set forth on the Plan of Section One, Feltswood of record in Book 3700, page 13, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.