Return to:
McCann & Hubbard
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $105,000.00 .

Affiant

Subscribed and sworn to before me this 18th day of August, 2008.

Notary Public
My Commission Expires 01/09/12

Davidson County DEEDWARR
Recvd: 08/25/08 09:54 2 pg
Fees:13.00 Taxes:388.50
20080825-0086976

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

08-0166

Address of New Owner:	Send Tax Bills to:	Tax Information:
Maria C. Barnes	New Owner	161-12-A/5.00CO
5722 Hickory Plaza, A-5 & A-6		161-12-A/6.00CO
Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Roy E. Messer, Jr. and wife, Deanna M. Messer**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Maria C. Barnes, unmarried**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Units No. A-5 and A-6 on the Plan of Hickory Plaza Office Townhouse of record in Book 6250, Page 248; and as described in Master Deed of record in Book 8000, Page 910, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roy E. Messer, Jr. and wife, Deanna M. Messer by deed from J. D. Eatherly, married, dated February 13, 1996, of record in Book 9950, Page 579, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5722 Hickory Plaza, A-5 & A-6, Nashville, TN 37211.**

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; and we do covenant with the 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 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 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 18th day of August, 2008.

Roy E. Messer, Jr.

Deanna M. Messer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Roy E. Messer, Jr. and wife, Deanna M. Messer**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of August, 2008.

Notary Public

My Commission Expires: 01/09/12

LEE E. CRANFORD
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE