Davidson County DEEDWARR
Recvd: 09/03/08 09:46 2 pg
Fees:13.00 Taxes:843.60

20080903-0090025

WARRANTY DEED

G-VRE-08-01401

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF August, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Paty Barksdale	Renasant Bank	
1401 Dallas Avenue	2200 Abbott Martin Raod Ste 103	
Nashville, TN 37212	Nashville, TN 37215	118-1-58.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFREY P. FULLER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM PATY BARKSDALE, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE WESTERLY 45 FEET OF LOT NO. 31 ON THE MAP OF VICTORIA PLACE, OF RECORD IN BOOK 332, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOT FRONTS 45 FEET ON THE SOUTHSIDE OF DALLAS AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 130.5 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY P. FULLER, UNMARRIED BY WARRANTY DEED FROM SCOTNEY DOUGLAS EVANS AND LISA EVANS (AKA LISA EINSTMAN), HUSBAND AND WIFE, RECORDED ON THE 24TH DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050624-0072859, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 332, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1401 Dallas Avenue, Nashville, Tennessee 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 21st day of August, 2008.

Jeffrey P. Fuller attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey P. Fuller, the within named bargainor, 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 and official seal, this the 21st day of August, 2008.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for said County and State personally appeared Kathy Coleman, to me known to be the person who executed the foregoing instrument on behalf of Jeffrey Fuller and acknowledged that she executed the same as his free act and deed of the said Jeffrey Fuller.

Witness my hand and official seal, this the 21st day of August, 2008.

Notary Public

My Commission Expires: 7-24-10

JOHN O'LEARY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.