THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **386,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2009. Notary Public MY COMMISSION EXPIRES: 1-9-12 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/13/09 09:46 2 pgs
Fees:13.00 Taxes:1430.05
20090113-0003078

JAMES A NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher A. Ciavarra	Countrywide Bank, FSB	MAP 105-13
912 South Douglas Avenue	1199 N. FAIRFAX #200	PARCEL 278
Nashville, TN 37204	ALEXANDRIA VA 22314	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Stanley K. Barney and wife, Tina Jones-Barney**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher A. Ciavarra**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a part of Lots 77 and 78 on the plan of Waverly Place, as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the north margin of Douglas Avenue, at the southeasterly corner of the property conveyed to Myra Selfridge by deed from Thomas W. Wrenne, as of record in Book 305, page 5, said Register's Office (said point being 976 feet east of the easterly margin of 10th Avenue South); thence with what was Selfridge's easterly line, northerly 249 feet, more or less, to a point in the south margin of an alley, said point being 856.2 feet east of the east margin of 10th Avenue South; thence with the margin of said alley easterly 26 feet to a point, at the northwest corner of the property conveyed to Fannie K. Hibbett in Book 286, page 407, said Register's Office; thence along Hibbett's westerly line, southeasterly 248 feet, more or less to a stone in the northerly margin of Douglas Avenue; thence with the margin of Douglas Avenue westerly around a slight curve, 58 feet to the point of beginning.

Being the same property conveyed to Tina A. Jones-Barney and husband, Stanley K. Barney, Sr. (also known as Stanley K. Barney) by deed dated November 21, 2005 and recorded as instrument number 20051123-014222, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **912 South Douglas Avenue, Nashville, TN 37204.**

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 the 9th day of January, 2009.

Tina A. Jones-Barney by Ginger Holmes attorney in fact
Tina A. Jones-Barney by Ginger Holmes, Attorney-in-Fact

Stanley K. Barney by Ginger Holmes attorney in fact
Stanley K. Barney by Ginger Holmes, 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, the within named **Ginger Holmes** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Stanley K. Barney and Tina A. Jones-Barney**, as their Attorney in Fact, as the free act and deed of the within named **Stanley K. Barney and Tina A. Jones-Barney**.

Witness my hand and official seal this the 9th day of January, 2009.

My Commission expires: May 8, 2012

Notary Public

