Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2009.

Notary Public
My commission expires: 5-24-10

Julianne E Cornett-Thompson
State of Tennessee Notary Public
Williamson County

BILL GARRETT, Davidson County
Trans:T20090044986 DEEDWARR
Recvd: 07/06/09 10:38 2 pgs
Fees:13.00 Taxes:980.50
20090706-0062420

Address of New Owner:	Send Tax Bills to:	Tax Information
Ronald E. Barnes 6886 Burkitt Road Cane Ridge, TN 37013	New Owner	187-108.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael J. Tidwell, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ronald E. Barnes and wife, Elaine Barnes,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Buchanan Acres of record in Plat Book 6900, Page 413, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Michael J. Tidwell, unmarried by deed from Edward G. English and wife, Nancy C. English of record in Book 10037, Page 928, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 6886 Burkitt Road, Cane Ridge, TN 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 30th day of June, 2009.

Michael J. Tidwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael J. Tidwell,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 30th day of June, 2009.

Notary Public

My Commission expires: 5-24-10



FILE NO: 2009061283