BILL GARRETT, Davidson County
Trans:T20090065192 DEEDWARR
Recvd: 09/24/09 10:17 2 pgs
Fees:13.00 Taxes:388.50
20090924-0088810

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $105,000.00. Richard B. Barrett Affiant Subscribed and sworn to before me, this 22nd day of September, 2009. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAY 2, 2011

Address New Owner As Follows: Richard Barrett and Vivian E. Barrett 5257 Rice Road Antioch, TN 37013	Send Tax Bills To: SAME	Map+Parcel Number: 163 05 0A 025.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHERRY ARMISTEAD**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RICHARD BARRETT AND WIFE, VIVIAN E. BARRETT**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Map of the Division of the James Johnson lands, as of record in Book 172, page 466, said Register's Office and described according to a survey made by Geo W. Watkins, Surveyor, dated 6/12/53, as follows:

Beginning at a point in the center of a County Road, running from Rural Hill Road to Mt. View Road, said point being 313 feet southerly from the common iron pin in the east margin of said road, thence with the center of said road, S 22 deg. 45' E 124 feet to a point in the center of said road, opposite an iron pin in the east margin of said road; thence leaving said road, and along a fence N 72 deg. E 286 feet to an iron pin at a post; thence

continuing with said fence, N 28 deg. 30' W 125 feet to an iron pin at a post, and continuing with said fence, S 72 deg. W 273 feet to the beginning, continuing 0.8 acres, more or less.

Being the same property conveyed to Sherry Armistead, unmarried, by deed from James Alfred Gray and wife, Betty M. Lane, of record in Book 9314, page 329, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2009 taxes, a lien, not yet due and payable.

2. Title to that portion of the premises embraced within the bounds of any roads, streets or highways.

This is improved property known as: **5257 Rice Road, Antioch, 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 Grantees, their heirs and assigns, forever; and I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 22nd day of September, 2009.

SHERRY ARMISTEAD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHERRY ARMISTEAD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of September, 2009

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Co...