BILL GARRETT, Davidson County
Trans:T20090069949 DEEDWARR
Recvd: 10/14/09 11:11 2 pgs
Fees:13.00 Taxes:314.13

20091014-0095210

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,900.00

Sara E. Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2009

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sara E. Barnes	Tennessee Bank & Trust	Parcel ID:
1206 Cabana Circle	330 Mayfield Drive, Suite C6	10803004300
Nashville, TN 37214	Franklin, TN 37067	

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

Gilbert L. Smith, married

married,
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Sara E. Barnes and Rosa Barnes and husband, Rudolph Barnes

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:

BEING Lot No. 91A on the Plan of Patio Villa, Section Four, Zone Lot Division, Lots 87 through 92, of record in Book 5200, page 632, and amended in Book 6900, page 538, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Gilbert L. Smith by Warranty Deed dated November 30, 1990, from Metropolitan Federal Savings and Loan Association, of record in Book 8249, page 532, said Register's Office.

This conveyance is subject to: (1) Restrictive Covenants of record in Book 5970, page 829; Book 6199, page 70; Book 7266, page 827; and Book 6406, page 799, said Register's Office; (2) Sewer Easement of record in Book 6021, page 843, said Register's Office; and (3) Sign Leases of record in Book 5164, page 34; Book 5157, page 655; Book 5680, page 76, 78 and 80, said Register's Office.

Gilbert L. Smith and Gilbert Smith being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1206 Cabana Circle, Nashville, TN 37214

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 my hand this 9th day of October, 2009.

Gilbert L. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 3/7/11

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gilbert L. Smith, 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 Nashville, Tennessee, this 9th day of October, 2009.

My Commission Expires: 3/7/11

Notary Public