WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,618.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/3/12

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ADAM F. COX DAVIDSON COUNTY, TN

G-VRE-09-238

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
Timothy A. Barnes	CityLife Lending Group, LLC	
238 Treutland Avenue	(NAME) 121 Suburban Rd, 1st Fl	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Knoxvillle, TN 37923-5588	81-11-59.00
(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 CHAD ROBERT LYKINS AND ASHLEY DAMERON LYKINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIMOTHY A. BARNES, UNMARRIED, 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 LOT NO. 48, BRYAN'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, OF RECORD IN PLAT BOOK 21, PAGE 63, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHAD ROBERT LYKINS AND ASHLEY DAMERON LYKINS BY WARRANTY DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY AND GREGORY POLLARD RECORDED MAY 10, 2006 IN INSTRUMENT NO. 20060510-0055131, REGISTER'S OFFICE FOR 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 21, PAGE 63.

unimproved ( )

This is improved (X) property, known as 238 Treutland Avenue, Nashville, Tennessee 37207
(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.

BILL GARRETT, Davidson County
Trans: T20090078241 DEEDWARR
Recvd: 11/17/09 14:19 2 pgs
Fees: 13.00 Taxes: 627.58

20091117-0105910

Witness my/our hand(s) this 12th day of November, 2009.

Chad Robert Lykins, by Christy Stone Bell, attorney in fact
Chad Robert Lykins

Ashley Dameron Lykins, by Christy Stone Bell, attorney in fact
Ashley Dameron Lykins

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of November, 2009, before me personally appeared Christy Stone Bell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Chad Robert Lykins and Ashley Dameron Lykins and who acknowledged he/she/they executed the same as the free act and deed of the said Chad Robert Lykins and Ashley Dameron Lykins.

Witness my hand and official seal, this the 12th day of November, 2009.

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 9/3/12

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