WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

R-CWP-09-3283

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

Subscribed and sworn to before me this 13th DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-9-12
(AFFIX SEAL)

JAMES A. WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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
Ryan Beuschel	Community First Bank & Trust (NAME)	
3283 Harpeth Springs (ADDRESS)	501 S. James Campbell Blvd (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Columbia TN 38401 (CITY) (STATE) (ZIP)	141-6D-80.00 CO

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, I/we DANIEL M. BARNETT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RYAN BEUSCHEL, 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 UNIT 80, RIVERBRIDGE COMMUNITY, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20030213-0019999, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DANIEL M. BARNETT BY WARRANTY DEED FROM ROBERT B. BARNETT, MD AND WIFE, DIANE BARNETT, RECORDED ON THE 3RD DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051003-0118086, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN INST. NO. 20030213-0019999; INST. NO. 20020709-0082561; INST. NO. 20030205-0016044; INST. NO. 20030303-0027396; INST. NO. 20030806-0111893; INST. NO. 20030218-0020999; INST. NO. 20030218-0020998; BOOK 7601, PAGE 415; INST. NO. 20021217-0155374; BOOK 1298, PAGE 244; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3283 Harpeth Springs, Nashville, Tennessee 37221
(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:T20090081902 DEEDWARR
Recvd: 12/03/09 10:59 2 pgs
Fees:13.00 Taxes:529.10
20091203-0110805

Witness my/our hand(s) this 13th day of November, 2009.

Daniel M. Barnett by Clay Kottler Atty-in-Fact

Daniel M. Barnett by Clay Kottler as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of November, 2009, before me personally appeared Clay Kottler 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 Daniel M. Barnett, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Daniel M. Barnett, unmarried.

Witness my hand and official seal, this the 13th day of November, 2009.

Notary Public

My Commission Expires: 7-2-10

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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