Return To:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mount Juliet, TN 37122

THIS DOCUMENT PREPARED BY (~~AND AFTER RECORDING RETURN TO~~):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2462

BILL GARRETT, Davidson County
Trans:T20090085637 DEEDWARR
Recvd: 12/21/09 10:56 2 pgs
Fees:13.00 Taxes:647.50
20091221-0115747

New Owner:
Joel S. Barnes
Property Address: 5664 Chestnutwood Trail,
Hermitage, TN 37076

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **William E. Aita and wife, Jennifer L. Aita**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Joel S. Barnes,** an unmarried man hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee Being Lot No 127, on the Plan of Section Four, Hampton Hall, of record in Book 11700, page 2, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William E. Aita and wife, Jennifer L. Aita by Warranty Deed from Beazer Homes Corp, d.b.a. Phillips Builders, dated April 20, 2000, of record in Instrument Number 20000508-0046307, said Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 15th day of December, 2009.

{Seal}
William E. Aita

{Seal}
Jennifer L. Aita

STATE OF Georgia

COUNTY OF Cherokee

On this the 15th day of December, 2009, before me the undersigned officer, personally appeared William E. Aita and Jennifer L. Aita, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 4-16-11

MARY A. TIPTON NOTARY PUBLIC MY COMM. EXPIRES 4-16-11 CHEROKEE COUNTY, GEORGIA

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 6-30-10

(AFFIX SEAL)

DUSTIN C. DUNN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

SEND TAX STATEMENTS TO:
Map/ Parcel: 98-5-B-118.00

Pinnacle National Bank
211 Commerce Street, Suite 300
Nashville, TN 37201