(1)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

BILL GARRETT, Davidson County
Trans:T20090087971 DEEDWARR
Recvd: 12/31/09 13:10 2 pgs
Fees:13.00 Taxes:906.50

20091231-0119017

DONALD R. BARRETT, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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 $245,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of December, 2009.

Notary Public

My Commission Expires: 10/23/13

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Adrian Noel Hitt and Brian Hitt 806 Neartop Drive Nashville, TN 37205	SAME	103 10 114.00

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, **LAUREN G. BARNES AND TERRI D. BARNES, BOTH UNMARRIED,** as joint tenants with the right of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ADRIAN NOEL HITT AND BRIAN B. HITT, WIFE AND HUSBAND, AND MILDRED HUNDLEY, A SINGLE WOMAN**, 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 Lot No. 21 on the Plat of Section 3, Brookside Courts Addition NO. 4 as of record in Plat Book 2083, page 25, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lauren G. Barnes and Terri D. Barnes, as joint tenants with the right of survivorship, of record as Instrument No. 20060403-0037626, 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. All matters as shown on the Plan of record in Book 2083, page 25, Register's Office for Davidson County, Tennessee.

This is improved property known as: **806 Neartop Drive, Nashville, TN 37205.**

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 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 further covenant and bind ourselves, our 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 29th day of December, 2009.

x Lauren G. Barnes
LAUREN G. BARNES

Terri D Barnes
TERRI D. BARNES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 29th day of December, 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 29th day of December, 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