BILL GARRETT, Davidson County
Trans:T20100039871 DEEDWARR
Recvd: 06/30/10 10:10 2 pgs
Fees:13.00 Taxes:703.00

20100630-0051065

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 24 day of June, 2010.

Notary Public
My commission expires: 3-17-14

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

02-1006-47006

Address of New Owner:	Send Tax Bills to:	Tax Information
Gerald Andrady 903 Gale Lane Nashville TN 37204	NEW OWNER	118-06-0-060.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronald Lee Barbour, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gerald Andrady, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the easterly 12-1/2 feet of Unit No. 1 of Lot 12-B, and Units 2 and 3 of Lot 12-B, on the Plan of Battlefield Estates, Section 1, of record in Plat Book 843, Pages 96 and 97, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said easterly 12.5 feet of Unit 1 of Lot 12-B, and Units 2 and 3, of Lot 12-B front together 62.5 feet on the southerly side of Gale Avenue, and extend back 442 feet more or less on the westerly line and 431 feet, more or less on the easterly line, to the right of way of the Tennessee Central Railway.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is a small tract of land conveyed by Clarence L. Barbour, Sr. and wife, Tommie L. Barbour to the State of Tennessee, by instrument of record in Book 4466, Page 60, said Register's Office, to which reference is hereby made for a more accurate description of the property.

Being the same property conveyed to Clarence L. Barbour, Sr. and wife, Tommie L. Barbour by deed from Rebecca Gray Edwards, dated April 25, 1968, recorded April 26, 1968, of record in Book 4230, Page 622, Register's Office for Davidson County, Tennessee. The said Clarence L. Barbour, Sr. having since died on June 4, 1997. Tommie L. Barbour died on August 30, 2007, leaving Ronald Lee Barbour as her sole surviving heir at law. See also Affidavit of Heirship, filed September 24, 2009, of record in Instrument No. 20090924-0089035, said Register's Office.

Milca Barbour, spouse of Ronald Lee Barbour, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 903 Gale Lane, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind

ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24 day of June, 2010.

Ronald Lee Barbour

Milca Barbour

STATE OF Florida
COUNTY OF Hillsborough County

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald Lee Barbour and Milca Barbour, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in office, this 24th day of June, 2010.

Notary Public

My Commission expires

March 19, 2013

ARELIS GARCIA
MY COMMISSION # DD 872175
EXPIRES: March 19, 2013
Bonded Thru Notary Public Underwriters

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067