STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $184,900.00 (One Hundred Eighty Four Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 25th day of May, 2010.

NOTARY PUBLIC MY COMMISSION EXPIRES: 11/21/2010 (NOTARY SEAL)

MITCH AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20100040006 DEEDWARR
Recvd: 06/30/10 14:11 2 pgs
Fees:13.00 Taxes:684.13

20100630-0051201

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Robert B. Barnett and Justin H. Barnett 6536 Thunderbird Drive Nashville37209,TN	AI Mortgage, Inc. 417 Welshwood Drive, Suite 210 Nashville, TN 37211	102-3-145

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NELL H. ROSS UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ROBERT B. BARNETT, MARRIED AND JUSTIN H. BARNETT, SINGLE**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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 Lot No. 1247 on the map of Charlotte Park, Section 20, of record in Book 3600, page 90, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southwesterly margin of Marauder Drive, common corner of Lots Nos. 1246 and 1247; thence with the line between said two lots southwesterly 127.8 feet; thence South 51b0 59' East, 114.72 feet to a point in the northwesterly margin of Thunderbird Drive; thence with said margin northeasterly 100.0 feet to a point; thence around a curve northwesterly 39.27 feet to a point in the southwesterly margin of Marauder Drive; thence with said margin northwesterly 115.00 feet to the point of beginning.

Being the same property conveyed to NELL H. ROSS, by deed from G.H. TODD AND H.B. SHEETS, of record in Book 3896, page 182 and by deed from BILLY F. ROSS of record in Book 9358, page 496, said Register's Office.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 6536 THUNDERBIRD DRIVE NASHVILLE37209,TN

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2010

WITNESS, this 25th day of May, 2010

Nell H. Ross

Nell H. Ross

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 25th day of May, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nell H. Ross with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 25th day of May, 2010.

Jimmy Tubbs
Notary Public

Commission Expires: 11-26-11

JIMMY TUBBS
NOTARY PUBLIC AT LARGE
HENRY CO., TENNESSEE

LTSR Number:

GTU File: 2010