This Instrument Prepared By:
TENNESSEE TITLE AGENCY CO., INC.
20 Music Circle East
Nashville, Tennessee 37203

ADDRESS NEW OWNER:

WILLIAM R. KIMERY
2307 AMHERST COURT
NASHVILLE, TENNESSEE 37214

MORTGAGEE:

COMMUNITY BANK & TRUST
501 S. JAMES CAMPBELL BLVD.
COLUMBIA, TN 38401

BILL GARRETT, Davidson County
Trans:T20100046097 DEEDWARR
Recvd: 07/28/10 09:42 3 pgs
Fees:18.00 Taxes:503.20
20100728-0059053

SEND TAX BILL:

COMMUNITY FIRST BANK & TRUST
501 S. JAMES CAMPBELL BLVD.
COLUMBIA, TN 38401

MAP AND PARCEL:
095-02-0-093.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RONALD K. BARNES (a married person)**, ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto, **WILLIAM R. KIMERY (a single person)** , ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows:

See Attached Exhibit "A"

This conveyance is made subject to the real estate taxes for 2010, and subsequent years; Easements of record and other such limitations and restrictions and easements as may affect the premises.

This is improved property commonly known as : **2307 Amherst Court**
Nashville, Tennessee 37214

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever, and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of JULY, **2010.**

RONALD K. BARNES

By: Ronald K. Barnes

ILLONA G. LEAGA BARNES, wife

By: Illona G. Leaga Barnes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JOHN K. KIMERY, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **RONALD K. BARNES and** wife, ILLONA G. LEAPER BARNES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and she executed the foregoing instrument for the purposes therein contained, the within named bargainor executed the foregoing instrument, for the purposes therein contained ..

Witness my hand and official seal this 27th day of July, 2010.

Notary Public

My Commission Expires: **MY COMMISSION EXPIRES: July 5, 2011**

JOHN K. KIMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ **136,000.00** .

AFFIANT

Subscribed and sworn to before me this 27th day of July 2010.

Notary Public

My Commission Expires: 07/06/2013

BEVERLY M. HOLLY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Property Description

A CERTAIN TRACT or PARCEL OF LAND, LYING AND BEING SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, Being Lot(s) 92, as shown on the map entitled Walnut Grove Subdivision, of record as Plat Book 2133, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at a point in the easterly margin of Amherst Court, at the corner of Lots 92 and 93; thence southeastwardly with the line between said lots, 187 feet to a point, the common corner of lots 85,92 and 93; thence with the line between lots 85 and 92, southwardly 22.2 feet to a point, the common corner of lots 85, 86 and 92; thence with the line between lots 86 and 92, westwardly 121.1 feet to a point, the common corner of lots 86, 87 and 92; thence with the line between lots 87 and 92, southwestwardly 62 feet to a point, the common corner of lots 91 and 92; said point being in the rear line of lot 87; thence with the line between said lots 91 and 92, northwestwardly 121.2 feet to a point in the south margin of Amherst Court; thence with the margin of the same, northeastwardly 41.5 feet to the beginning.

Being the same property conveyed to RONALD K. BARNES and wife, GLENDA D. BARNES, by deed from JOHN PHILLIP SUGG, Jr. and wife, JOYCE R. SUGG, of record as Book 4626, page 777, dated August 9, 1972 , said Register's Office. The said Glenda D. Barnes having since died.

This conveyance is made subject to any and all zoning restrictions, setback lines, if any, easements and rights for public utilities applicable to this property.. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

The Real Properly or its address is commonly known as: **2307 Amherst Court**
Nashville, Tennessee 37214

Map / Parcel No.: **095-02-0-093.00**