STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20100058262 DEEDWARR
Recvd: 09/16/10 09:42 3 pgs
Fees:18.00 Taxes:222.00
20100916-0073668

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 2010.

Notary Public
MY COMMISSION EXPIRES: 8-21-12
File No. W10-1285D

DAWN N. KEMP
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brenda H. Eidson, unmarried, and Carole E. Barnes, married (NAME)	Carole Barnes (NAME)	63-268
Neelys Bend Road (STREET ADDRESS)	585 Hidden Acres (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Judith Fox Barnes, Lucy Fox Moore, Richard B. Fox, Jr. and Elaine Fox Adams, William A. Vernich, Executor of the Estate of Charles B. Fox**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brenda H. Eidson, unmarried, and Carole E. Barnes, married, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain tract of parcel of land in the 9th Councilmanic District of Davidson County, Tennessee described according to a survey dated April 19, 2002 by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows:

BEGINNING at an iron pin in the westerly margin of Neelys Bend Road, a corner to the property conveyed to Richard B. Fox by Will Book 67, page 370, Probate Office for Davidson County, Tennessee (Map 63 Parcel 1, TAODCT), said point being approximately 470 feet South of Nawaka Trail, thence with said margin of said Road, South 15 deg. 30'00" East 155.00 feet to an iron pin; thence South 77 deg. 38'00" West 413.58 feet to an iron pin; thence North 15 deg. 30'00" West 155.00 feet to an iron pin in the line of Richard B. Fox; thence with the line of Richard B. Fox, North 77 deg. 38'00" East 413.58 feet to the point of beginning, and containing 1.469 acres, more or less.

BEING a portion of the same property conveyed to Judith Fox Barnes, a 1/5 undivided interest, Lucy Fox Moore, a 1/5 undivided interest, Richard B. Fox, Jr., 1/5 undivided interest, Elaine Fox Adams, a 1/5 undivided interest and Charles B. Fox, a 1/5 undivided interest, from Judith Fox Barnes and Lucy Fox Moore, Co-Executors of the Estate of Vivian P. Fox, deceased, by Quit Claim Deed dated May 17, 2004, as Instrument No. 20040609-0068387, in the Register's Office for Davidson County, Tennessee. Charles B. Fox having since died testate March 19, 2006. His last Will and Testament of record as Docket No. 06P542 filed April 4, 2006 in the Probate Court for Davidson County, Tennessee, which devises his 1/5 interest in subject property to his Children, Curtis Armstrong Fox and Thomas Walker Fox. Per Letters Testamentary dated April 4, 2006, named William A. Vernich as Executor of the Estate of Charles B. Fox.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Judy Barnes is signed by his/her duly appointed Attorney-in-fact Lucy Fox Moore, pursuant to the Power of Attorney recorded in Book __*____, page _____, said Register's Office.

Judy Barnes and Judy Fox Barnes are one and the same person. *201009160073667

This is unimproved property, known as Neelys Bend Road, Madison, TN 37115.

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 do 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 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 GRANTEES, 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.

Witness my/our hand(s) this 3rd day of September, 2010.

JUDITH FOX BARNES

By: Judith Fox Barnes by Lucy F. Moore, AIF — September 03, 2010
Lucy Fox Moore, Attorney-in-Fact — Date

Lucy F. Moore — September 03, 2010
Lucy Fox Moore — Date

Richard B Fox — September 03, 2010
Richard B. Fox, Jr. — Date

Elaine Fox Adams — September 03, 2010
Elaine Fox Adams — Date

William A. Vernich, Exec. — September 03, 2010
William A. Vernich, Executor

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named* Lucy Fox Moore, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of September, 2010.

My Commission Expires: 4-23-14

Tammy Morris
Notary Public

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Lucy Fox Moore, Attorney-in-Fact for Judith Fox Barnes, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of September, 2010.

My Commission Expires: 4-23-14

Tammy Morris
Notary Public

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

*Richard B. Fox, Jr., and Elaine Fox Adams

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named William A. Vernich, Executor of the Estate of Charles B. Fox, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of September, 2010.

My Commission Expires: 4-23-14

Tammy Morris
Notary Public

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066