Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0689

BILL GARRETT, Davidson County
Trans:T20100061091 DEEDWARR
Recvd: 09/28/10 14:07 2 pgs
Fees:13.00 Taxes:74.00
20100928-0077216

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 20,000.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE22nd day of September, 2010

Notary Public
Commission Expires: 3/19/2013

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Randy Barnes	Randy Barnes	071-08-0-346.00
534 East Trinity Lane	534 E. Trinity LN	
Nashville, TN 37207	Nashville, TN 37207	

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,

Angela Jones

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Randy Barnes

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:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Rawls Tract Subdivision, Section 11, as of record in Book 1424, page 84, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the South side of Trinity Lane and extends back between parallel lines, 184 feet to a dead line.

INCLUDED IN THIS DESCRIPTION, BUT EXPERSSLY EXCLUDED THEREFROM is that portion of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8438, page 354, said Register's Office, described as follows:

Right-of-Way: Beginning at a point on the existing southerly right-of-way margin of Trinity Lane, said point being the northeasterly corner of the Lawrence Scott Wright et ux property; thence along the easterly

boundary South 5 degrees 20 minutes 54 seconds West, 5.00 feet to a point; thence, leaving said easterly boundary with a new line North 85 degrees 27 minutes 31 seconds West, 50.01 feet to a point on the westerly boundary of said Lawrence Scott Wright et ux property; thence, along said westerly boundary North 5 deg. 20 minutes 53 seconds East, 5.00 feet to a point on said existing southerly right-of-way margin of Trinity Lane; thence, along said existing southerly right-of-way South 85 degrees 27 minutes 31 seconds East, 50.01 feet to the point of beginning, containing 250 square feet, more or less.

Being the same property conveyed to Angela Jones by Executrix Deed from Angela Jones, Executrix of the Estate of Harold W. Barnes, deceased, dated 8/18/10 and recorded 8/31/10 in Instrument Number 20100831-0068869; and the same property previously conveyed to Harold W. Barnes by Warranty Deed from James Virgil Ratterree and wife, Kimberly Ann Ratterree, dated 12/17/93 and recorded 12/22/93 in Book 9196, page 444, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes for 2010 and subsequent years are hereby assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 534 East Trinity Lane Nashville, TN 37207.

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 so 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. 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.

Dated this the 16th day of September, 2010

~~Angela Jones~~

STATE OF Tennessee
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela Jones, 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.

16th Witness my hand and official seal at Johnson City, Tennessee this 16th day of September, 2010.

Notary Public

Commission Expires: 2/26/2014

WILLIAM E. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY