STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 2011.

Notary Public
MY COMMISSION EXPIRES: 01/07/2013
File No. G11-1885D

DANA DELMORTE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110009624 DEEDWARR
Recvd: 02/15/11 15:58 2 pgs
Fees:13.00 Taxes:1063.75
20110215-0013048

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Horace C. Neel, unmarried, and Robert P. Shaffer, unmarried (NAME)	Bank of Ameriaa, N.A. (NAME)	66-55
8336 Cub Creek Road (STREET ADDRESS)	101 South Tryon Street (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Charlotte, NC 28255 (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, **Tommy Barnes and Kathleen Barnes, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Horace C. Neel, unmarried, and Robert P. Shaffer, unmarried**, as TENANTS IN COMMON* 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:

* WITH RIGHT OF SURVIVORSHIP

A lot or parcel of land in the 8th, formerly 12th Civil District of Davidson County, Tennessee, and described according to a survey of S. Hutchinson, made April 27, 1966, as follows:

Beginning at a stake in the center of Cub Creek Road, said stake being North 44 degrees 45 minutes East 354 feet from Heatherly's Southeast corner, same being also the corner of Lot No. 1; thence, with the line of said Lot No. 1, North 47 degrees West 371 feet to a stake; thence, North 44 degrees 30 minutes East 354 feet to a stake, corner of Lot No. 3; thence, with the line of said Lot No. 3, South 47 degrees East 373 feet to a stake in the center of said Road; thence, with the center of said Road, South 44 degrees 45 minutes West 354 feet to the point of beginning, and containing 3 acres, more or less. Being Lot No. 2 on an unrecorded plat containing 3 lots.

BEING the same property conveyed to Tommy Barnes and Kathleen Barnes, husband and wife from Boyd Lee Barnes and wife, Ruth G. Barnes, by Quit Claim Deed dated January 27, 1989, in Book 7760, Page 296, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2010 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.

This is improved property, known as 8336 Cub Creek Road, Nashville, TN 37209.

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 10th day of February, 2011.

× Tommy Barnes
Tommy Barnes

February 10, 2011
Date

× Kathleen Barnes
Kathleen Barnes

February 10, 2011
Date

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 Tommy Barnes and Kathleen Barnes, husband and wife, 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 10th day of February, 2011.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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 _____, _____ for _____, 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 _____ 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 10th day of February, 2011.

My Commission Expires: _____

Notary Public

PREPARED BY AND RETURN TO:

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