Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

BILL GARRETT, Davidson County
Trans:T20110027763 DEEDWARR
Recvd: 05/10/11 09:38 5 pgs
Fees:28.00 Taxes:40.70
20110510-0035753

#899

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
M. Lee Barrett, Jr.	(NEW OWNER)	Map 135-00-0-
417 Welshwood Drive		Parcel 028.00
Nashville, TN 37211		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **M. Lee Barrett, Jr., Executor of The Estate of Rachel S. Barrett and Malcolm Lee Barrett, Jr., Successor Trustee of The Malcolm L. Barrett, Sr. and Rachel S. Barrett Trust U/A/D May 30, 1996, joined by Malcolm Lee Barrett, Jr., Nancy Jean Nelms, and Judy Ann Cothran, Beneficiaries,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **M. Lee Barrett, Jr., married,** (the "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE EXHIBIT "A"

Being same property conveyed to M. L. Barrett and wife, Rachel S. Barrett by warranty deed dated October 24, 1975 from David H. Parker and T. P. Stephens, Jr. of record in Book 4970, page 557, said Register's Office. The said M.L. Barrett (aka Malcolm Lee Barrett, Sr.) having predeceased Rachel S. Barrett. The said Rachel S. Barrett having since died Testate on July 2, 2007 and title vested in The Malcolm L. Barrett, Sr. and Rachel S. Barrett Trust U/A/D May 30, 1996, and pursuant to the Last Will and Testament of Rachel S. Barrett which was filed for probate in Docket No. 07P1828 of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. This conveyance is being made pursuant to her last Will & Testament and to the provisions of said Trust and with the conveyance by the Successor Trustee and all beneficiaries.

This conveyance is subject to the following:

1. **2011 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **Easement of record in Book 7384, page 992, said Register's Office.**
3. **Easement for right-of-way road or streets.**
4. **Any and all matters according to a survey prepared by A. and A. Engineering, Inc. dated November 20, 1974.**

This is unimproved property commonly known as Franklin Limestone Road, Nashville, TN 37217.

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $ 11,000.00.

Affiant

Subscribed and sworn to before me this
5th day of May, 2011.

Notary Public:
My Commission Expires: 01/13/2015

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 5th day of **May, 2011.**

M. Lee Barrett, Jr., Executor of The Estate of Rachel S. Barrett

Malcolm Lee Barrett, Jr., Individually

Executor of Estate

Malcolm Lee Barrett, Jr., Successor Trustee, Trustee of The Malcolm L. Barrett, Sr. and Rachel S. Barrett Trust U/A/D May 30, 1996

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **M. Lee Barrett, Jr., as Executor of The Estate of Rachel S. Barrett, and Malcolm Lee Barrett, Jr., Successor Trustee of The Malcolm L. Barrett, Sr. and Rachel S. Barrett Trust U/A/D May 30, 1996 and Individually**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HE executed the within instrument for the therein contained..

WITNESS my hand and official seal at Nolensville, Tennessee, this 5th day of **May, 2011.**

Notary Public
My Commission Expires: 01/13/2015

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Nancy Jean Nelms

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nancy Jean Nelms**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument for the therein contained..

WITNESS my hand and official seal at Nolensville, Tennessee, this 5th day of May, 2011.

Notary Public

My Commission Expires: 01/13/2015

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Judy Ann Cothran

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Judy Ann Cothran**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument for the therein contained..

WITNESS my hand and official seal at Nolensville, Tennessee, this 5th day of May, 2011.

Notary Public

My Commission Expires: 01/13/2015

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, and according to a survey prepared by A. and A. Engineering, Inc. dated November 20, 1974 and further described as follows:

BEGINNING at a corner of a 50' foot dedicated street said street being indicated between Lot 35 and Lot 49 on the Plat of Una Manor, Section One as of record in Plat Book 2854, page 83, said Register's Office; said point being further described as lying 180 feet West of the West margin of Franklin Limestone Road; thence S 33 15' W along the West margin of Lot 49 a distance of 198.3 feet to a monument at the Southwest corner of Lot 49; thence with a fence along the southern boundary of the described tract N 74 01' 06" W a distance of 450.26 feet to a fence corner at the southwest corner of the tract; thence along a fence being the west margin of the tract N 3 32' 59" E a distance of 736.30 feet to a point, said point being the southwest corner of Lot 11, Una Manor, Section Two; thence along the rear of the Lots fronting on the south side of Forges Drive S 84 35' 14" E a distance of 387.06 feet to a concrete monument in the rear of Lot 27 of Una Manor, Section Two; thence S 14 56'29" W a distance of 157.35 feet to a point in the rear of Lot 28; thence with the rear of Lot 28, S 32 16' 59" E a distance of 129.90 feet to a monument at the common rear corner of Lot 28 and 29; thence with the rear lot line of Lot 29, S 51 49' E a distance of 238.0 feet to a monument in the West margin of Una Manor, Section One; thence with the West margin of said Section One, S 18 54' W a distance of 109.85 feet to a monument; thence with the West margin of said subdivision, S 33 15' W, a distance of 170.12 feet to a point in the center of a 50 foot dedicated street; thence with the center of said dedicated street, S 56 45' E a distance of 27.0 feet to the point of beginning and containing an area of 8.9 acres more or less.

This is not the primary residence, marital and/or any dependents of the Grantee.

This is the same description as used in the last deed of record.