BILL GARRETT, Davidson County
Trans:T20110027763 DEEDWARR
Recvd: 05/10/11 09:41 5 pgs
Fees:28.00 Taxes:181.30
20110510-0035754

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

#900

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
M. Lee Barrett, Jr.	(NEW OWNER)	Map 135-00-0-
417 Welshwood Drive		Parcel 010.00
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, **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 Malcolm L. Barrett, Sr. and wife, Rachel S. Barrett, Trustees U/A/D May 30, 1996 of The Barrett Joint Revocable Living Trust Agreement by quitclaim deed dated November 28, 1998 from Malcolm L. Barrett and wife, Rachel S. Barrett, individually of record in Book 10103, page 314, said Register's Office. The said Malcolm L. Barrett, Sr. (aka Malcolm Lee Barrett, Sr.) having since died on November 4, 2003, leaving Rachel S. Barrett as the sole Trustee of The Malcolm L. Barrett, Sr. and Rachel S. Barrett Trust U/A/D May 30, 1996. The said Rachel S. Barrett having since died on July 2, 2007, leaving Malcolm Lee Barrett, Jr., as the Successor Trustee of the Trust. This conveyance is being made pursuant to the provisions of the 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. **Any and all matters according to a survey prepared by R. Scot Cherry, RLS #512, dated August 7, 1992.**

This is unimproved property commonly known as Rice Avenue, Nashville, TN 37217.

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $ 49,000.00.

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.**

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

Malcolm Lee Barrett, Jr., Individually

[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 **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

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.

Judy Painter-Rose

Notary Public

My Commission Expires: 1-13-2015

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 R. Scot Cherry, RLS# 1512, Cherry Land Surveying, 700 Craighead Street, Ste 305, Nashville, TN 37204, date August 7, 1992, and being more particularly described as follows:

BEGINNING at an iron pin set at the margin of Rice Avenue and the common corner of Rachel Barrett of record in Book 5474, page 987; thence North 66 deg. 55' 31" East 143.59 feet to an iron pin; thence along a curve at the margin of Murfreesboro Road a radius of 2242.00 feet, a central angle 04 deg. 11' 35", a chord- South 47 deg. 51' 14" East a distance of 164.07, a tangent 82.07 feet to an iron pin; thence South 66 deg. 55' 31" West 200.70 feet to an iron pin at the margin of Rice Avenue; thence along the margin of Rice Avenue North 27 deg. 32' 56" West 149.39 feet and being the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is that portion of land taken by the Tennessee Department of Transportation, State Project No. 19084-2206-54 by warranty deed dated September 24, 1992 from Eatherly Family Holding Company Partnership, a Tennessee general partnership of record in Book 8739, page 170, said Register's Office.

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.