File 23319-8 BOX 14-A

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***390,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20110045796 DEEDWARR
Recvd: 07/28/11 11:29 2 pgs
Fees:13.00 Taxes:1443.00
20110728-0057798

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Subscribed and sworn to before me this 21st day of July, 2011.

Notary Public

My Commission Expires: 11-28-11

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Jeremiah Scott Barnhart 216 Cherokee Road Nashville, Tennessee 37205	First National Bank of Baldwin Co. 205 East 20th Avenue Gulf Shores, AL 36547	MAP 103-12-0 PARCEL 056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Thousand and 00/100 Dollars ($***390,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Elizabeth Darnell, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Jeremiah Scott Barnhart and Holly Ruffin Barnhart, husband and wife, (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:

BEING Lot No. 39, Block "I" on the Plan of Cherokee Park Third Section of record in Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Elizabeth Darnell by Quitclaim Deed dated September 21, 2004, from Tom Darnell of record as Instrument No. 20040922-0113880 in the Register's Office for Davidson County, Tennessee.

Tom Darnell,* spouse of Elizabeth Darnell, joins in this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

*(aka Thomas W. Darnell)

This is improved property known as 216 Cherokee Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Cherokee Park Third Section of record in Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

21st IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the day of July, 2011.

Elizabeth Darnell

Tom Darnell (aka Thomas W. Darnell)

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 Elizabeth Darnell and * the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of July, 2011.

*Thomas W. Darnell (aka Tom Darnell)

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY