WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110047664 DEEDWARR
Recvd: 08/04/11 12:41 2 pgs
Fees:13.00 Taxes:342.25
20110804-0060026

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $92,500.00.

Affiant

Subscribed and sworn to me on July 22, 2011.

NOTARY PUBLIC

JEFFREY M. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25065SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin R. Barnes 602 Benton Avenue Nashville, TN 37204	Tennessee Bank & Trust 330 Mayfield Drive Suite C6 Franklin, TN 37067	105-11-266

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joseph A. Morris and wife, Jayne Cornwell, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Kevin R. Barnes, an unmarried man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Vine Hill of record in Book 161, page 12, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Joseph A. Morris, a single person, by Warranty Deed from Dale H. Miller and wife, Susan R. Miller, of record as Instrument No. 20050902-0106076 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to matters shown on Plan of record in Book 161, page 12, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 602 Benton Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

WITNESS our hands on July 22, 2011.

Joseph A. Morris

Jayne Cornwell

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 22, 2011, before me personally appeared Joseph A. Morris and Jayne Cornwell to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 22, 2011.

NOTARY PUBLIC

My Commission Expires

WILL CALDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Will Caldwell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE