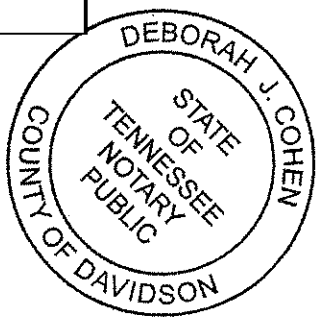
Davidson County DEEDWARR
Recvd: 05/30/12 08:21 3 pgs
Fees:18.00 Taxes:366.30
20120530-0046396



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$99,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF **MAY, 2012**.

Notary Public

MY COMMISSION EXPIRES: **May 5, 2015.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUTH L. WILKERSON	First Community Mtg	**044-14-0-107.00**
(NAME) **908 LIVINGSTON STREET**	(NAME) 275 Rovert Rose Dr.	
(ADDRESS) **OLD HICKORY, TN 37138**	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JOSEPH C. BARTON AND WIFE, TERRI BARTON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUTH L. WILKERSON, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Rolling Green Subdivision, Section II, of record in Plat Book 1424, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph L. Barton and Terri Barton from Fannie Mae a/k/a Federal National Mortgage Association by deed of record in Instrument No. 20111118-0090376, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Joseph C. Barton and wife, Terri Barton by quitclaim deed of record in Instrument No. 20111118-0090377, said Register's Office.

This conveyance is subject to all matters as set forth in the plan of record in Plat Book 1424, page 91, Easements of record in Book 626, page 556, Book 662, page 743, and Book 1814, page 314, said Register's Office and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **908 LIVINGSTON STREET, OLD HICKORY, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand(s) this 25 day of May, 2012.

JOSEPH C. BARTON

TERRI BARTON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOSEPH C. BARTON** and **TERRI BARTON**, the bargainor(s), 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 at Mt. Juliet, Tennessee, this 25th day of May, 2012.

My commission expires: **May 5, 2015**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.