BILL GARRETT, Davidson County
Trans: T20130012245 DEEDWARR
Recvd: 02/13/13 10:04 3 pgs
Fees: 18.00 Taxes: 277.50
20130213-0014611

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	
{M. Lee Barrett, Jr.	{ New Owner	
{976 Murfreesboro Pike	{	} Map and Parcel }
{Nashville, TN 37217	{	} 05104014700 }
{	{	} }

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner {Avenue, Suite 201, Nashville, Tennessee 37205. }

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, **Susan Lata a/k/a Susan E. Lata, Sid Hinkle and Laffee Hemp** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **M. Lee Barrett, Jr.** (The "Grantee"), his heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson county, Tennessee, being Lots 19 and 20, Block C. Revised Plan of Power and Roth Madison Park, as shown on plat of record in Plat Book 843, page 7, I the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Quitclaim Deed from Jean Hinkle to Susan Lata, Sid Hinkle and Laffee Hemp of record in Deed Book 10718, page 984; Deed from The Guaranty Mortgage & Loan Company to Claude Lyell and wife, Mildred Lyell of record in Deed Book 1142, page 507 and Installment Deed from Mrs. Sadie Wilson Tillman, a widow to Claude Lyell and wife, Mildred A. Lyell of record in Deed Book 1557, page 597,in the Register's Office of Davidson County, Tennessee.

A Power of Attorney for Susan E. Lata is of record in Instrument Number 201301230007239, said Register's Office for Davidson County, Tennessee. Susan E. Lata and Susan Lata are one and the same person.

A Power of Attorney for Kaffee Kemp is of record in Instrument Number 201301230007240, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 837 East Meade Avenue, Madison, Tennessee 37115.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. Matters shown on the plat of Revised Plan of Power and Roth Madison Park of record in Plat Book 843, page 7, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $75,000.00.

Affiant

Subscribed and sworn to before me this 12th day of February, 2013.

VICKI W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission Expires: 1-24-15

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/or assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have 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/or assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of February, 2013.

SID HINKLE

SUSAN LATA a/k/a SUSAN E. LATA
BY: SID HINKLE, ATTORNEY IN FACT

LAFFEE HEMP
BY: SID HINKLE, ATTORNEY IN FACT

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Sid Hinkle, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 12th day of February, 2013.

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of February, 2013, before me personally appeared Sid Hinkle, to me known to be the person who executed the foregoing instrument on behalf of Susan Lata a/k/a Susan E. Lata and who acknowledged that he executed the same as the free act and deed of the said Susan Lata a/k/a Susan E. Lata.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of February, 2013.

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

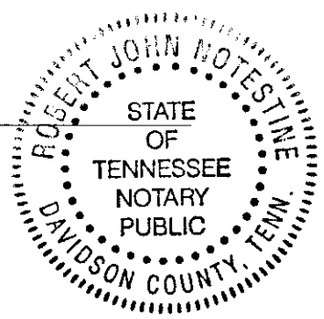
My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of February, 2013, before me personally appeared Sid Hinkle, to me known to be the person who executed the foregoing instrument on behalf of Lafee Hemp and who acknowledged that he executed the same as the free act and deed of the said Lafee Hemp.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of February, 2013.

Notary Public

My Commission Expires: 

My Commission Expires MAY 6, 2013