This space for Register's Office:

Davidson County DEEDWARR
Recvd: 07/30/01 12:10 2pgs
Fees:13.00 Taxes:436.23

20010730-0080416

BOY 520

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
214 Second Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER:
Steve Burney
3225 Country Lawn Drive
Antioch, TN 37013

SEND TAX BILLS TO:
North American Mortgage
4301 Hillsboro Pike
Nashville, TN 37215

Tax Map : 64-9-270

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, We, **Daniel Sarmiento and wife, Sheila Sarmiento,** hereinafter called the **Grantors**, do hereby convey unto **Steve Burney, married** , hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in situated in Davidson County, and being Lot No. 203 on the Plan of The Country, Section 5, of record in Plat Book 5200, Page 271 and 272, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 203 fronts 80 feet on the easterly margin of Country Lawn Drive and extends back between parallel lines 125 feet to a dead line in the rear measuring 80 feet thereon.

Being the same property conveyed to Daniel Sarmiento and wife, Sheila Sarmiento, by deed of record in Book 6106, Page 215, Register's Office for said County.

This conveyance is subject to all matters appearing of record in Book 5200, Pages 271 and 272, said Register's Office.

This is improved property known as 3225 Country Lawn Drive, Antioch, TN 37013.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is 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.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hand and seal this 27th day of July, 2001.

Daniel Sarmiento

Sheila Sarmiento

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Daniel Sarmiento and wife, Sheila Sarmiento, known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 27th day of July, 2001.

Notary Public in and for the
State of Tennessee

My Commission Expires: 2-20-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $ 117,900.00.

Affiant

Sworn and subscribed before me on 7-27, 2001.

Notary Public

My Commission Expires: 2-20-05