WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/16/02 15:43 2pgs
Fees:13.00 Taxes:699.30

20020116-0006762

REEDER-H01741

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Michelle Lynn Reeder
Affiant

Subscribed and sworn to before me this 27th DAY OF December, 2001.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GEORGE R. WOODS JR. NOTARY PUBLIC SUMNER COUNTY, TN EXP. 7/23/02

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michelle L. Reeder	First Horizon Home Loan	131-06-D-523
(NAME)	(NAME)	
523 Belair Way	P.O. Box 146	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, LEIGH ANN BURNETT, AN UNMARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MICHELLE L. REEDER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Being unit 523 of Burton Hills Townhomes, Village of Belair, Phase I, a condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6690, Page 70, as amended by Amendments of record in Book 6739, page 701, Book 6824, page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6911, Page 827 and in Book 6962, page 325, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

Being the same property conveyed to Leigh Ann Burnett, an unmarried person by deed from Sarah R. Tyrrell and husband, Lawrence Crouch, dated September 29, 1999 and filed of record September 30, 1999 in Book 11682, Page 476, said Register's Office.

This is improved (X) property, known as 523 Belair Way, Nashville, Tennessee 37215
unimproved ( )
(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 my/our hand(s) this 27th day of December, 2001.

Leigh Ann Burnett

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leigh Ann Burnett, an unmarried person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood (city), TN (state), this 27th day of December, 2001.

Notary Public

My Commission Expires:

GEORGE R. WOODS JR. NOTARY PUBLIC SUMNER COUNTY, TN EXP. 7/23/02

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 27th day of December, 2001.

My Commission Expires _____ _____

Notary Public

RETURN TO:

Middle Tennessee Escrow Company
120 Anderson Lane
Hendersonville, Tennessee 37075