This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Jennifer L. Burnett
James D. Burnett, Jr.
1313 Island View Court
Nashville, TN 37214

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 05/02/02 14:06 2pgs
Fees:13.00 Taxes:222.00
20020502-0054244

WARRANTY DEED

(Map Number 108-16; Parcel Number 187.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **SUSAN KAY KLASSEN, n/k/a SUSAN K. BURNETT, married,** have bargained and sold and do hereby transfer and convey unto **JENNIFER L. BURNETT, unmarried, AND JAMES D. BURNETT, JR**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 35B on the plan of Zone Lot Division Lots 35, 36, 37 of Section 3, of Lakeview Hills Subdivision, as of record at Book 5200, page 680 (which amends plan at Book 5190, page 728), said Register's Office, all of which reference is hereby made and the same incorporated herein for a complete description of said lot.
>
> BEING the same property conveyed to Susan Kay Klassen, a single person, by deed from Resolution Trust Corporation, of record in Book 8752, page 904, Register's Office for Davidson County, Tennessee.
>
> Susan Kay Klassen now being known as Susan K. Burnett. James D. Burnett, Jr. spouse of Susan Kay Klassen, n/k/a Susan K. Burnett, joins in this conveyance solely to convey any right, title or interest he may have in the aforementioned property, marital or otherwise.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 5200, page 680 (which amends plan at Book 5190, page 728), to restrictive covenants of record in Book 5200, page 680, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **1313 Island View Court, Nashville, TN 37214**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2002 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTOR FURTHER COVENANTS and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 26th day of April, 2002.

SUSAN KAY KLASSEN

n/k/a SUSAN K. BURNETT

JAMES D. BURNETT, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Susan Kay Klassen, n/k/a Susan K. Burnett, and husband, James D. Burnett, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 26th day of April, 2002

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$60,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of April, 2002

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE