THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20749-05-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $570430.00. /s/ Patout Burns Affiant Subscribed and sworn to before me, this 26 day of June, 2003 J. Mark Morgan Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: J. Patout Burns, Jr. Robin M. Jensen 4618 Mountainview Drive Nashville, TN 37215	**Send Tax Bills To:** SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	**Tax Information:** Map No.145.02 Parcel No. 044.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stryker Warren, Jr. and wife, Marilyn H. Warren**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **J. Patout Burns, Jr. and wife, Robin M. Jensen** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4618 Mountainview Drive, Nashville, TN, 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this June 26, 2003.

Stryker Warren, Jr. _____ Marilyn H. Warren _____

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stryker Warren, Jr. and Marilyn H. Warren**, 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, at office, this 26 day of JUNE, 2003.

J. Mark Morgan
Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 08/07/03 11:21 2pgs
Fees:13.00 Taxes:2110.59

20030807-0112556

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Seven Hills, Section Ten as of record in Plat Book 3842, page 154, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Stryker Warren, Jr. and Marilyn H. Warren by deed from Gary D. Baker and Sandra K. Baker of record in Book 6281, page 275, said Register's Office.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3) All matters appearing on the Plan of Seven Hills, Section Ten of record in Plat Book 3842, page 154, Register's Office for Davidson County, Tennessee.