THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $309,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2003. Notary Public My Commission Expires:

Record & Return To:
File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 21437-07-2003

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 10/06/03 15:24 2pgs
Fees:13.00 Taxes:1143.30

20031006-0147662

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Steven D. Sinclair Amanda H. Sinclair 5420 Forest Acres Dr. Nashville, TN 37220	New Owner	Map No.160.09 Parcel No. 004.00

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, **Ronald S. Burnson and wife, Terri A. Burnson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven D. Sinclair and wife, Amanda H. Sinclair** ("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 5420 Forest Acres Dr., Nashville, TN, 37220

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 July 31, 2003.

Ronald S. Burnson

Terri A. Burnson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ronald S. Burnson and wife, Terri A. Burnson**, 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 31st day of July, 2003.

Notary Public

My Commission Expires: _____

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Section Two Oak Hill Estates as of record in Plat Book 4460, pages 36 thru 38, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Ronald S. Burnson and wife, Terri A. Burnson by deed dated March 2, 2000 from Dorothy Burchfiel Gainous Morelli and husband, Michael Morelli of record in Instrument No. 20000302-0020808, Register's Office for Davidson County, Tennessee.

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.
3) All matters appearing on the Plan of record in Plat Book 4460, pages 36 thru 38, Register's Office for Davidson County, Tennessee.