Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/21/03 14:42 2pgs
Fees:13.00 Taxes:576.83
20031021-0155611

39-B
File #03-1608

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Sammie G. James, and James Ruggles, both unmarried persons hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Michael J. Burnham, and wife, Amy R. Burnham, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, and being more particularly described according to a survey made by Campbell Surveying Co., Inc., dated December 13, 1989, as follows:

Beginning at an iron pin on the Northerly margin of Old Charlotte Pike, said point being 0.1 mile Southwest of Old Charlotte Road Church of Christ and 0.35 mile Southwest of Manning Hollow Road; thence with the Northerly margin of Old Charlotte Pike, South 38 degrees 00 minutes 00 seconds West 235.00 feet; thence leaving the Northerly magrin of Old Charlotte Pike, North 52 degrees 00 minutes 00 seconds West 926.81 feet; North 38 degrees 00 minutes 00 seconds East 235.00 feet; South 52 degrees 00 minutes 00 seconds East 926.1 feet to the point of beginning, containing 5.00 acres, more or less.

Being the same property conveyed to Sammie G. James and James Ruggles, both unmarried person by deed of record in Inst. No. 2002114-0141229, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 8716 Old Charlotte Pike, Pegram TN 37143.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants 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. 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 THE EXECUTION HEREOF this 15th day of October, 2003

X _____
Sammie G. James

X _____
James Ruggles

State of Tennessee)
County of Davidson)

On this 15th day of October, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sammie G. James and James Ruggles, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 155,900.00.

Affiant

Sworn and subscribed before me on this the 15th day of October, 2003.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Michael J. Burnham
8716 Old Charlotte Pike
Pegram, TN 37143

RESPONSIBLE FOR TAX PAYMENT:
Homecomings Financial Network,
620 Newport Center Drive, Suite 400
Newport Beach, CA 92660

TAX MAP-PARCEL #:
112-0-153