RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42816

Davidson County DEEDWARR
Recvd: 03/17/04 12:33 3pgs
Fees:18.00 Taxes:621.60
20040317-0030378

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th day of February, 2004

Notary Public

MY COMMISSION EXPIRES: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Burdette, Jr.	Cavalry Banking	6-9
3410 Greer Road	1 Burton Hills Blvd., Suite 110	
Goodlettsville, TN, 37072	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Tiffany Eden, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert W. Burdette, Jr. and wife, Larissa L. Burdette

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal description.

Being part of the same property conveyed to Tiffany Eden by Warranty Deed from James A. Hale, an unmarried man, of record in Instrument No.: 20021211-0152774, Register's Office for Davidson County, Tennessee, and in Book 808, Page 875, Register's Office for Robertson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 3410 Greer Road, Goodlettsville, TN 37072

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 February, 2004

Tiffany Eden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Tiffany Eden, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of February, 2004

Notary Public

My Commission Expires: 3/25/06



Tract 1-(Davidson County)

Beginning at an iron pin (new), in the easterly margin of Greer Road, a corner of a tract of land which belongs to Thomas Howard Sexton, having a deed reference in Instrument Number 20020424-50341, RODCT, the most westerly southwest corner of this tract, and continuing, as follows:
N 02°54'11" E, 178.86 feet to an 18 inch Red Oak tree with an iron pin (old) at the base of said tree, a corner of said tract of land which belongs to Thomas Howard Sexton, and a corner of a tract of land which belongs to Richard A. Freeman, having a deed reference in Instrument No. 2001112-124022, RODCT, as follows:
N 16°38'45" E, 76.23 feet to a pipe (old);
thence, S 66°00'54" E, passing a common corner of said tract of land which belongs to Richard A. Freeman, and a tract of land which belongs to Robert E. Brunson, having a deed reference in Book 5294, Page 160, RODCT, and continuing in all, 503.51 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to Robert E. Brunson;
thence with a new line, as follows:
S 21°43'37" W, 646.21 feet to an iron pin (new);
thence, N 82°18'57" W, 262.07 feet to an iron pin (new), in the easterly margin of Greer Road;
thence with the easterly margin of Greer Road, as follows:
with a curve to the right, having a radius of 257.59 feet, an arc distance of 109.99 feet, and a chord bearing of N 20°15'06" E, 109.15 feet to an iron pin (new);
thence, N 32°29'01" E, 104.08 feet to an iron pin (new);
thence with a curve to the left, having a radius of 167.45 feet, an arc distance of 182.85 feet, and a chord bearing of N 01°12'07" E, 173.90 feet to an iron pin (new);
thence, N 30°04'48" W, 178.21 feet, to the point of beginning, containing **5.49 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated February 13, 2004.