03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $147,500.00.

Julia D. Hedrick
Affiant

Subscribed and sworn to before me, this 22nd day of June, 2004.

Diane K. Mann
Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 06/29/04 11:03 2pgs
Fees:13.00 Taxes:545.75
20040629-0076973

03-0405-31972

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Julia D. Hedrick	SunTrust Mortgage, Inc.	142-09-D 87.00CO
1091 General George Patton	201 Fourth Avenue North, 7th Floor	
Nashville TN 37221	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles Burnett and wife, Lavelle Burnett, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Julia D. Hedrick and husband, Franklin J. Hedrick, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Unit No. 1091 together with carport designated 1091-C, on the Plan of River Plantation, Section Six, Phase One, of record in Book 5200, Pages 359 and 360, and described in the Master Deed of record in Book 5794, Page 526, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Charles Burnett and wife, Lavelle Burnett, by deed from George S. Scobey and wife, Paula L. Scobey, of record in Book 7050, Page 176, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1091 General George Patton, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 22nd day of June, 2004.

Charles Burnett

Lavelle Burnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, Charles Burnett and Lavelle Burnett, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 22nd day of June, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05