McCann & Hubbard
7105 Crockett Blvd. #102
Brentwood, TN 37027
615-377-3319

This instrument prepared by:
Mandy Baird, an employee of
First American Title Insurance Company
501 Corporate Centre Drive, Suite 100
Franklin, Tennessee 37067-2659
(615) 771-9141

Davidson County DEEDWARR
Recvd: 09/09/04 12:46 3pgs
Fees:18.00 Taxes:758.50
20040909-0109151

File No.: **2038-607117**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Second day of September, 2004**, by and between **James A. Koepke and wife, Ann Koepke**, parties of the first part, and **Jeff Burgan and Tammy Lewis**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 42, SOUTHAMPTON, PHASE 3, as shown on plat of record in Plat Book 5200, Pages 689 and 690, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James A. Koepke and wife, Renate Koepkeherein shown in: Book , Page No.: or Instrument No.: **20010607-0060285** in said Register's office. The said Renate Koepke having since died, and James A. Koepke, the surviving spouse, having since remarried.

This conveyance is made subject to:
All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Parcel ID # **141-12-0-B 049.00 CO**
X Improved OR
Unimproved property located at: **1244 Brenner Drive, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

James A. Koepke

Ann Koepke

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James A. Koepke and wife, Ann Koepke** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Second day of September, 2004.**

Notary Public

My Commission Expires: 7/29/07

MANDY R. BAIRD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

****

Owner's Name: **Jeff Burgon**

and Address: **1244 Brenner Drive**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)
New Owner
1244 Brenner Drive
Nashville, TN. 37221

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**205,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Second day of September, 2004.**

Notary Public

My Commission Expires: 7/29/07

MANDY R. BAIRD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN