Please return to:
Elite Title Company
109 Westpark Drive
Suite 230
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of September, 2004.

MELISSA L. SANDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 19, 2008

Davidson County DEEDWARR
Recvd: 12/07/04 11:09 2pgs
Fees:13.00 Taxes:462.50
20041207-0145640

WARRANTY DEED

PREPARED BY & RETURN TO:

Hickory Hollow Title, LLC
301 S. Perimeter Park Dr.
Suite 114
Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jonathan Burnham
4628 Billingsgate Rd.
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel 149-01-0-B-109.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paul E. Parrett and Freda M. Parrett** hereinafter referred to as Grantors, hereby transfers and conveys to **Jonathan Burnham and wife, Sara Burnham** hereinafter referred to as Grantees, their heirs 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 Lot No. 232 on the plan of Piccadilly Square, Phase III, of record in Book 6250, Page 892, 893 and 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul E. Parrett and wife, Freda M. Parrett by Warranty Deed from Ruben M. Wilson and wife, Alice C. Wilson, of record in Book 8742, Page 769, Register's Office for Davidson County, Tennessee, dated September 24, 1992.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6250, Page 892, 893 and 894, said Register's Office.

Restrictive covenants contained in an instrument of record in Book 6236, Page 680-733, as amended in Book 6295, Page 506, Book 6295, Page 520, Book 6259, Page 534, Book 6300, Page 409, as re-recorded in Book 6306, Page 833, Book 6355, Page 322, Book 6496, Page 100, Book 6495, Page 107, Book 6496, Page 114, Book 6518, Page 184, Book 6518, Page 190, as clarified in Book 6830, Page 739, said Register's Office.

HOA Charter of record in Book 7286, Page 963, said Register's Office.

Deed of Correction to HOA Charter of record in Book 6295, Page 503, said Register's Office.

Amendment to Articles of Incorporation of record in Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564, and Book 6300, Page 423, said Register's Office.

Amendment to Information Brocure for Piccadilly Square HOA of record in Book 6295, Page 596, Book 6295, Page 602, Book 6300, Page 439, said Register's Office.

Amendment to By-Laws of record in Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588, and Book 6300, Page 431, said Register's Office.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4628 Billingsgate Rd. , Antioch, TN 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 24th day of September, 2004.

Paul E. Parrett

Paul E. Parrett

Freda Parrett

Freda M. Parrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul E. Parrett and Freda M. Parrett, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of September, 2004.

Notary Public

My Commission Expires: 1/4/06

ANTHONY DUNCAN NOTARY PUBLIC DAVIDSON