PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 01/24/05 10:25 2 pgs
Fees:13.00 Taxes:617.90
20050124-0008404

W & I Ref: gj Title No: 46088

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeremy H. Echols Emily R. Echols 2117 Blake Drive Antioch, Tennessee 37013	GUARANTY TRUST COMPANY 640 BROADMOR BLVD, SUITE 100 MURFREESBORO, TN 37129

TAX MAP-PARCEL NUMBERS: 173-11-A-030

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$167,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert D. Burke and spouse, Lisa M. Burke**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeremy H. Echols and spouse, Emily R. Echols** 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, being Lot No. 95 on the Plan of Stanford Village Section One of record in Doc. No. 200002040012060, Register's Office for said County.

Said Lot No. 95 fronts 60 feet on the southeasterly margin of Blake Drive and extends back between parallel lines 110.00 feet to a dead line in the rear.

Being the same property conveyed to Lisa M. Burke and spouse, Robert D. Burke by deed from Beazer Homes Corp., d/b/a Phillips Builders of record in Doc. No. 20010719-0076403, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 200002040012060 and 200002040012061, said Register's Office, which Plan shows a 20 foot minimum building setback line from Blake Drive, together with a designated building site, and 20 and 20 foot easement for public utility and drainage purposes along the front and rear line(s) of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20002030011283, Doc. No. 200002280019107, Doc. No.200003010020280, Doc. No. 200002170016311, Doc. No. 200201230009420, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 2117 Blake Drive, Antioch, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 21st day of January, 2005 .

Robert D. Burke 1.21.05

Robert D. Burke

Lisa M. Burke 1.21.05

Lisa M. Burke

State of TENNESSEE
County of WILLIAMSON

On this 21st day of January, 2005 , before me the undersigned authority, personally appeared **Robert D. Burke and Lisa M. Burke** , 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.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $167,000.00

Affiant

Sworn and subscribed before me this 21st day of January, 2005

My Commission Expires: 10/22/05

Notary Public

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05