This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 318
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
D. Leniger, Trustee
Springwood Trust
P. O. Box 1648
White House, TN 37188

Davidson County DEEDWARR
Recvd: 04/20/05 16:09 2 pg
Fees:13.00 Taxes:307.10
20050420-0044170

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 53-16-B
PARCEL 111.00
04D-92892

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John T. Burnett Jr. and Angela Faulkner Burnett, married, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto D. Leniger, Trustee, SPRINGWOOD TRUST, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 193, on the Plan of Hampton Park I, formerly Chitwood Downs a Planned Unit Development, of record in Plat Book 6900, Pages 550, 551, and 552, and Certificate of Correction of record in Book 7462, Page 445, and by an Amendment to Change Name of record in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John T. Burnett, Jr., and wife, Angela Faulkner-Burnett, by deed from Fox Ridge Homes, Inc. of record in Book 9784, Page 242, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance subject to Trust Deed payable to Southstar Funding of record in INST: 20030325-0039243, said Register's Office.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office; and easements and Flood Plain Easements of record in said Register's Office

This is improved property known as 1212 Springwood Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said D. Leniger, Trustee, SPRINGWOOD TRUST, its successors and assigns, forever; and we, John T. Burnett Jr. and Angela Faulkner Burnett, married do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 20th day of April, 2005.

John T. Burnett Jr.

Angela Faulkner Burnett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John T. Burnett Jr. and Angela Faulkner Burnett, married the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of April, 2005.

NOTARY PUBLIC

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-24-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 83,000

AFFIANT

Subscribed and sworn to before me this 20th day of April, 2005.

NOTARY PUBLIC
My Commission Expires: 5-24-08

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.