Box 29
Return To:
Priority Escrow Services, Inc.
323 Emery Drive
Nashville, TN 37214
Phone (615) 391-4185
Fax (615) 391-4189

This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 05/24/05 08:13 2 pg
Fees:13.00 Taxes:591.63
20050524-0058158

ADDRESS NEW OWNER:
Larry L. Falloon
4004 Hallborough Way
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
American Home Mortgage Acceptance, Inc.
538 Broad Hollow Road
Melville, NY 11747

MAP **98-5**
GROUP **A**
PARCEL **165.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Barbara E. Burton, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Larry L. Falloon and wife, Alice D. Falloon**, hereinafter called the "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. 123 on the Plan of Revision One, Section Five, Hampton Hall, of record in Instrument No. 200007280074425, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Barbara E. Burton, a married woman, by deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee Corporation of record in Instrument no. 20011228-0144229, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 4004 Hallborough Way, Hermitage, Tennessee 37076.

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, GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized 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; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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.

*Michael Hanzalik, spouse of Barbara E. Burton, hereby joins in this conveyance transferring all his right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the 20th day of May, 2005.

Barbara E. Burton

Michael Hanzalik

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Barbara E. Burton and Michael Hanzalik**, 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 this 20th day of May, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $159,900.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires:

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006