FILE BOX 45

Davidson County DEEDWARR
Recvd: 05/27/05 11:19 2 pg:
Fees:13.00 Taxes:562.40
20050527-0060111

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Margaret Garlinda Burton
104 Fitzpatrick Court
Nashville, TN 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
SunTrust Mortgage, Inc.
201 4th Ave. North, 7th Floor
Nashville TN 37219

MAP AND PARCEL:
MAP 108-4
PARCEL 219.00

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, Holland L. Koontz and wife, Suzanne P. Koontz hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Margaret Garlinda Burton, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 373, on the Plan of Larchwood, Section Seven, of record in Plat Book 6900, Page 274, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Holland L. Koontz and wife, Suzanne P. Koontz, as tenants by the entirety, by deed from Holland L. Koontz of record in INST: 20010301-0019125, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Plat Book 6900, Page 274, and restrictive covenants of record in Book 7216, Page 574, said Register's Office.

Taxes for 2005 have been pro-rated and assumed by Grantee.

This is improved property known as 104 Fitzpatrick Court, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Margaret Garlinda Burton, unmarried, her heirs and assigns, forever; and we, Holland L. Koontz and wife, Suzanne P. Koontz do covenant with the said Grantees 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 Grantees, her heirs 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 25th day of May, 2005.

Holland L. Koontz

Holland L. Koontz

Suzanne P. Koontz

Suzanne P. Koontz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Holland L. Koontz and wife, Suzanne P. Koontz 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 25th day of May, 2005.

Dixie Seagraves

NOTARY PUBLIC

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-26-2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 152,000.00.

Holland L. Koontz

AFFIANT

Subscribed and sworn to before me this 25th day of May, 2005.

Dixie Seagraves

NOTARY PUBLIC

My Commission Expires: 11-26-2005

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.