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This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 07/26/05 15:29 3 pgs
Fees:18.00 Taxes:647.50
20050726-0087118

ADDRESS NEW OWNER:

Lindsay Rebecca Burton
William C. Burton
841 South Douglas Avenue
Nashville, TN 37204

SEND TAX BILL:

Mortgagee

MORTGAGEE:
First Horizon Home Loan Corp.
2525 West End Avenue, Ste. 400
Nashville, TN 37203

MAP AND PARCEL:
MAP 105-14
PARCEL 42

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Catherine H. Gwyn, married**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Lindsay Rebecca Burton, unmarried and William C. Burton, married, as joint tenants with the right of survivorship**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 841 in Waverly Place II, a Private Element Horizontal Property Regime, located on Elliott Avenue and South Douglas Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, Restrictions and By-Laws for Waverly Place II Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040909-0109214, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property co-owners and tenants of Waverly Place II Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040909-0109214, and By-Laws appended thereto, said Register's Office are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Catherine H. Gwyn by deed from Craighead Patten Properties II, a Tennessee general partnership, dated June 15, 2005, of record in Instrument No. 20050615-0068728, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

Ellis E. Gwyn joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Catherine H. Gwyn.

This is improved property known as 841 South Douglas Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property 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, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, 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 its hand this 25th day of July, 2005.

Catherine H. Gwyn

Ellis E. Gwyn, by Catherine H. Gwyn, his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Catherine H. Gwyn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 25th day of July, 2005.

PAMELA A. PHILLIPS Notary Public Large DAVIDSON COUNTY, TENN. My Commission Expires January 26, 2008

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, CATHERINE H. GWYN, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument in behalf of ELLIS E. GWYN and who acknowledged that she executed the same as the free act and deed of ELLIS E. GWYN.

Witness my hand and official seal this 25th day of July, 2005.

PAMELA A. PHILLIPS Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires January 26, 2008

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $175,000.00.

Lindsay Rebecca Burton
AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 9-30-06

JEANINE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006