Davidson County DEEDWARR
Recvd: 08/18/05 11:50 2 pgs
Fees:13.00 Taxes:510.60

20050818-0098422

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$138,000.00

X. Brent L. Fisher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15 DAY OF August, 2005.

Susan Brensley Newton
NOTARY PUBLIC:

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

SUSAN BRENSLEY NEWTON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent L. Fisher 773 Jaywood Drive Old Hickory, TN 37138	Franklin American Mtg Comp. 501 Corporate Centre Dr Franklin, TN 37067	Map 63-16, Group A Parcel 57

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

John L. Burkeen, Jr. and wife, Andrea Burkeen

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Brent L. Fisher, unmarried

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:

BEING LOT NO. 64, HAMPTON PARK, (FORMERLY CHITWOOD DOWNS, A P.U.D.), OF RECORD IN BOOK 6900, PAGE 405, AND AMENDED IN BOOK 6900, PAGE 551; CORRECTED IN BOOK 7462, PAGE 445, AND AMENDED IN BOOK 8181, PAGE 112, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN L. BURKEEN JR. BY DEED FROM HERSCHELL PRUETT D/B/A CHASE CONSTRUCTION COMPANY AND WIFE, ALDA M. PRUETT, DATED APRIL 25, 1991, AND OF RECORD IN BOOK 8339, PAGE 229, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6900, Page 405, amended in Book 6900, Page 551, corrected in Book 7462, Page 445, and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee.
3) Property is subject to Hampton Park (f/k/a Chitwood Downs) a Planned Unit Development, Charter of record in Book 8833, Page 216, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 7351, Page 852, amended in Book 7451, Page 739, and in Book 8336, Page 393, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Book 7351, Page 852, amended in Book 7451, Page 739, and in Book 8336, Page 393, Register's Office for Davidson County, Tennessee.
5) Property is subject to easement for common areas to Hampton Park Homeowners Association in Book 8207, Page 276, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 773 Jaywood Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 we 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 the same is unencumbered, unless otherwise herein set out; 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, 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.

Witness our hand(s) this 15th day of August, 2005.

John L. Burkeen, Jr.

Andrea Burkeen

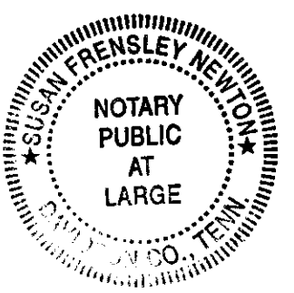
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, John L. Burkeen, Jr. and wife, Andrea Burkeen, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2005.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-26-2005



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076