THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 08/19/05 15:42 2 pgs
Fees:13.00 Taxes:88.80
20050819-0099284

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 92-5/338 and 92-5/339

The actual consideration or value, whichever is greater, for this transfer is $24,000.00

Affiant

Subscribed and sworn to before me this the 9th day of August, 2005.

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 20, 2008

MORGAN L. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:

Robert P. Burton and Henri Etta Burton
(Name)
3008 Clifton Avenue
(Street Address)
Nashville, TN 37209

SEND TAX BILLS TO:

Capital Bank & Trust Company
(Name)
1808 West End Avenue, Suite 600
(Street Address)
Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty-four Thousand Dollars ($24,000.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **CAPITAL IMPROVEMENTS PROJECT, INC.,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **ROBERT P. BURTON and HENRI ETTA BURTON, husband and wife,** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract 1

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of V. L. Montmarquet Subdivision of record in Plat Book 8250, page 803, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Capital Improvements Project, Inc. by Deed of record in Book 10944, Page 439, and rerecorded in Book 11064, page 73, Register's Office, Davidson County, Tennessee.

Property Address: 3016 Clifton Avenue, Nashville, TN 37209.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of V. L. Montmarquet Subdivision of record in Plat Book 8250, page 803, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Capital Improvements Project, Inc. by Deed of record in Book 10944, Page 439, and rerecorded in Book 11064, page 73, Register's Office, Davidson County, Tennessee.

Property Address: 3012 Clifton Avenue, Nashville, TN 37209.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that it 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 itself, its successors and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 8th day of August, 2005.

Capital Improvements Project, Inc.

By: John W. Gregory
John W. Gregory, Executive Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared John W. Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Vice President (officer) of Capital Improvements Project, Inc., the within named bargainor, and that as such Executive Vice President (officer) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Executive Vice President.

Witness my hand and official seal in Nashville, Tennessee, this 8th day of August, 2005.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 20, 2008

MY COMMISSION EXPIRES SEPTEMBER 20, 2008

MORGAN L. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY