JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-CD-05-2801 My Commission Expires JULY 29, 2006

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Armand Burns	~~Britton & Koontz Bank, N.A.~~	
2801 Belcourt Avenue	(NAME) New Owner	104-7-113
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES V. GAINER, III, AND WIFE, KRISTA K. GAINER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NATHAN ARMAND BURNS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 1 ON BLOCK 3 ON THE PLAN OF FAIRFAX PLACE, OF RECORD IN BOOK 547 AT PAGES 137 AND 138, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 1 ON BLOCK 3 FRONTS 60 FEET ON THE SOUTHERLY MARGIN OF BELCOURT AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF 28TH AVENUE SOUTH 157.13 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JAMES V. GAINER, III, UNMARRIED BY WARRANTY DEED FROM RUFUS C. DAVIS AND WIFE, BEVERLY M. CALL DAVIS, RECORDED ON THE 18TH DAY OF JUNE, 1996 IN DEED BOOK 10090, PAGE 440, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) plat of record in Book 547, Page 137-138, said register's office; and c) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2801 Belcourt Avenue, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 19th day of August, 2005.

James V. Gainer, III

Krista K. Gainer

Davidson County DEEDWARR
Recvd: 08/26/05 09:03 2 pgs
Fees:13.00 Taxes:1084.10

20050826-0102129

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James V. Gainer, III and Krista K. Gainer, the within named bargainor, with whom I am personally acquainted (or 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.

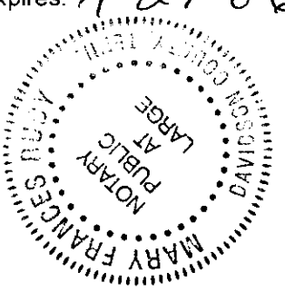
Witness my hand and official seal, this the 19th day of August, 2005.

Mary Frances Reed

Notary Public

My Commission Expires: 11-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903