Prepared by:
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Davidson County DEEDWARR
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Fees:13.00 Taxes:871.35

20051114-0137439

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $235,500.00

Affiant

Subscribed and sworn to before me this 10th day of ~~June~~ December 2005.

Notary Public
My commission expires: 1/4/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Lenon Terrell 6701 Sugar Hill Dr Nashville TN 37211	owner	181-01-0-A06.600CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jason M. Burns and wife, Alyssa C. Burns, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Lenon Terrell, a married person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 169, on the Plan of Section One, Sugar Valley, as shown on plat of record in Plat Book 9700, pages 709-711, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jason M. Burns and wife, Alyssa C. Burns, in Instrument 20000621-0061797 recorded 06/21/2000, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real Estate taxes for the year 2006 and subsequent years. Tax Parcel No. 181-01-0-A06.600CO 2) All matters shown on Plat recorded in Book 9700, page 709-711. 3) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 11069, page 14, and in any allied instrument(s) referred to in said restrictions. 4) By-Laws of Sugar Valley Homeowner's Association Inc. of record in Book 11069, page 24. 5) Charter of Sugar Valley Homeowner's Association of record in Book 11069, page 6. 6) QuitClaim Deed for common areas to Sugar Valley Homeowner's Association of record in Instrument No. 20000425-0041128.

This property is improved property known as 6701 Sugar Hill Dr, Nashville, Tennessee 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 10 day of ~~June~~ Nov, 2005.

Jason M. ~~Burns~~

Alyssa C. Burns

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason M. Burns and Alyssa C. Burns, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of ~~June~~ Nov, 2005.

Notary Public

My Commission expires: 1/27/07

FILE NO: WG1230

NANCY E. SWYSTUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007