Return to and Prepared By:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Ste 200
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 02/09/06 15:25 2 pgs
Fees:13.00 Taxes:1054.50

20060209-0016362

GENERAL WARRANTY DEED

This indenture is made and entered into this the 3rd day of February, 2006 between **Dorothy Jones Eckman, a single person** (hereinafter referred to as "GRANTOR") and **Daniel C. Burton** (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

Land in Davidson County, Tennessee

Being Lot No. 14 on the Plan of Green Hills Subdivision No. 2, as of record in Book 547, Page 139, Register's Office of Davidson County, Tennessee.

Said Lot No. 14 fronts 61 feet on the Northerly side of Green Hills Avenue and runs back along the Easterly margin of a 20 foot avenue, 150 feet to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Dorothy Jones Eckman by Quitclaim Deed from William R. Jones, unmarried, recorded the 14th day of February, 1990 in Deed Book 8045, Page 541, Register's Office of Davidson County, Tennessee.

Map 117 - 15, Parcel 140.

Note: The legal description set forth above is the same property as contained in Grantor's previous deed of record and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interest, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered except for current years property taxes, which have been prorated and assumed by Grantees; and any easements and/or restrictions, if any, of record in the Register's Office of Maury County, Tennessee.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Dorothy Jones Eckman
DOROTHY JONES ECKMAN

STATE OF TENNESSEE)

COUNTY OF (Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared, **DOROTHY JONES ECKMAN** to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 3rd day of February, 2006.

SEAL

Sandra K. Lowe
NOTARY PUBLIC

COMMISSION EXPIRES: Oct. 22, 2007

SANDRA K. LOWE STATE NOTARY AT LARGE PUBLIC MAURY COUNTY, TN.

OATH: I, the undersigned Affiant. do hereby swear or affirm that the actual consideration for transfer of the value of the property being transferred, which ever is greater, is $ 285,000.00.

Dorothy Jones Eckman
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 3rd DAY OF FEBRUARY, 2006.

Sandra K. Lowe
NOTARY PUBLIC

COMMISSION EXPIRES: Oct. 22, 2007

SANDRA K. LOWE STATE NOTARY AT LARGE PUBLIC MAURY COUNTY, TN.

Owner:

Daniel C. Burton

3491 General Hood Trail

Nashville, Tennessee

Send Tax Bills To:

SAME