PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 7th day of February, 2006, by and between ROBERT E. BURGESS, AND WIFE, and RUTH R. BURGESS, hereinafter called Grantors, and SAMMIE GARNER, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ROBERT E. BURGESS, AND WIFE, and RUTH R. BURGESS, as Grantors, do hereby bargain, sell, transfer and convey unto SAMMIE GARNER, UNMARRIED, hereinafter referred to as Grantee, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1047 HERITAGE DRIVE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on the day and year first above written.

Robert E. Burgess
ROBERT E. BURGESS Signature of Seller

Ruth R. Burgess
RUTH R. BURGESS
Signature of Seller

Davidson County DEEDWARR
Recvd: 02/10/06 14:01 3 pg
Fees:18.00 Taxes:305.25
20060210-0016685

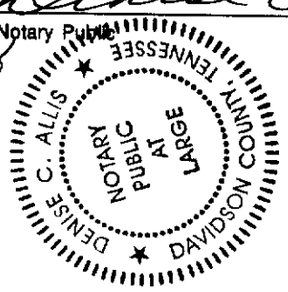
INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ROBERT E. BURGESS, AND WIFE, and RUTH R. BURGESS, the within named bargainors, 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, at Madison, **TENNESSEE, this** 7 **day of February, 2006.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008



Name and Address of Property Owner:

SAMMIE GARNER

1047 HERITAGE DRIVE
MADISON, TENNESSEE 37115

Property Address:

1047 HERITAGE DRIVE, MADISON, TENNESSEE 37115
Person Responsible for Taxes:

Same

Map & Parcel #: MAP 42-11-A, PARCEL 47 CO

AFFIDAVIT OF VALUE

STATE OF Tennessee **:**
COUNTY OF Davidson

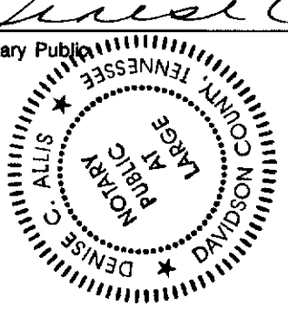
I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **82500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Sammie Garner
Affiant

Sworn to and subscribed before me, a Notary Public, this 7 day of **February, 2006.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008



RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7760

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1047 TOGETHER WITH THE CARPORT DESIGNATED AS NO. 1047 IN A HORIZONTAL PROPERTY REGINE WHICH IS LOCATED ON THE PLAT OF SECTION I, SECOND ADDITION, HERITAGE VILLAGE CONDOMINIUM OF RECORD IN BOOK 4955, PAGE 55, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Robert E. Burgess and wife, Ruth R. Burgess, by Warranty Deed from Peggy A. Gambrell Wimberly and husband Arthur Wimberly, filed for record in Book 7210, page 488, Register's Office for Williamson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 42-11-A, PARCEL 47 CO).

2. All matters as set forth on the Plan of Section One, Second Addition, Heritage Village Condominium of record in Plat Book 4955, page 55, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Master Deed and By-laws of Heritage Village Condominium Association. Master Deed is of record in Book 4758, page 179, and as amended in Book 4808, page 829; Book 5102, page 383; Book 6984, page 287; and Instrument Number 20040804-0093767, and By-Laws are of record in Book 4758, page 190, and as amended in Book 9256, page 848 and Instrument Number 20031229-0183195, said Register's Office.

4. Exception Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5084, page 580, Register's Office for DAVIDSON County, Tennessee.

5. Charter of Heritage Village Homeowners Associaiton, of record in Book 6418, page 478, said Register's Office.

6. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.