WARRANTY DEED	State of Tennessee County of Rutherford
Return to: **All-Star Title, Inc.** **120 Donelson Pike, Ste 201** **Nashville, TN 37214** **Ph: (615) 883-5883 Fax: (615) 883-7543**	The actual consideration or value, whichever is greater, for this transfer is **$107,000.00.** JB Jason C Burton Affiant Subscribed and sworn to before me, this the 22nd day of March, 2006. Notary Public My commission expires: 5/20/06 (AFFIX SEAL)

DANNY L. SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jason C. Burton	**SAME as NEW OWNER**	**03312013500**
437 Janette Avenue		
Goodlettsville, TN 37072		

Davidson County DEEDWARR
Recvd: 03/30/06 12:25 2 pgs
Fees:13.00 Taxes:395.90
20060330-0036118

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jennifer Joyce Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason C. Burton

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 69 on the Plan of Gateway Subdivision, Section 1, as of record in Plat Book 3300, pages 39 and 40, Register's Office for Davidson County, Tennessee as described as follows:

Said Lot No. 69 fronts 80 feet on the southerly side of Janette Avenue and extends back 156.6 feet, more or less, on the easterly line, and 160.3 feet, more or less, on the westerly line, to Dry Creek, on which it measures 92 feet, more or less.

Legal description taken from prior deed.

Being the same property conveyed to Jennifer Joyce Brown, by EXECUTOR'S QUITCLAIM DEED from Robert Kirby, as Executor in Accordance with the Provisions of the Will of Elsie Pauline Campbell, dated 01/12/04, of record in Instrument Number 200401290011370, Register's Office for Davidson County, TN.

This is improved property, known as **437 Janette Avenue, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 **22nd** day of **March, 2006.**

Jennifer Joyce Brown
Jennifer Joyce Brown

Jeff Brown

STATE OF TENNESSEE
COUNTY OF Rutherford

Jeff Brown

Personally appeared before me, a Notary Public of said County and State, **Jennifer Joyce Brown,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **22nd** day of **March, 2006.**

Danny L Smith

Notary Public

My Commission Expires: 5/20/06

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY