Davidson County DEEDWARR
Recvd: 04/05/06 10:45 3 pgs
Fees:18.00 Taxes:1609.50
20060405-0038910

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Walter D. Wright 224 Heady Drive Nashville, TN 37205-4416	SAME AS NEW OWNER	Map:131-05 Parcel: 36
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **William J. Burns** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Walter D. Wright** ("Grantee"), his heirs and assigns, certain land in DAVIDSON County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities.

2. Subject to all matters as shown on subdivision plan of record in Book 2133, page 13, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and his heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 3540 Trimble Road, Nashville, TN 37215.

EXECUTED this 5th day of April, 2006.

William J. Burns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, William J. Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

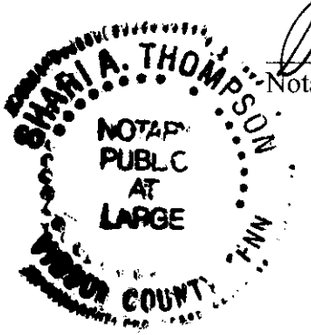
Witness my hand and official seal, this the 5th day of April, 2006.

Notary Public

My Commission Expires:

3-21-09

(SEAL)



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

AFFIANT

Subscribed and sworn to before me this 5th day of April, 2006.

NOTARY PUBLIC

My Commission Expires:
3-21-09

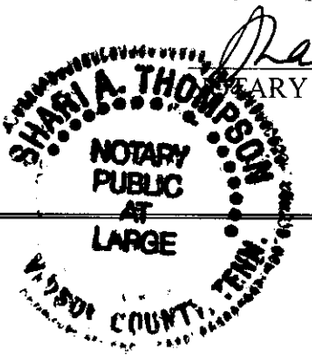


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Russwood Heights of record in the Office of the Register of Deeds of Davidson County, Tennessee, Book 2133, page 13, to which plat reference is hereby made for a more complete legal description.

Said Lot No. 30 is described as follows: Beginning at a point in the easterly margin of Trimble Road, the same being the common corner of Lots 30 and 31 in said Subdivision; thence, eastwardly with the dividing line between Lots 30 and 31, 199 feet, to a monument; thence southwardly with the dividing line between Lots 30 and 32, 165.3 feet to a point in the northerly margin of Trimble Road; thence westwardly with the northerly margin of Trimble Road 238.5 feet to a monument; thence around a curve to the right, said curve having a radius of 25 feet, 54.4 feet to a monument in the easterly margin of Trimble Road; thence with the Easterly margin of Trimble 192.3 feet to the point of beginning.

Being part of the same property conveyed to William J. Burns and wife, Margaret B. Burns by deed from Annie Ruth Russell of record in Book 2401, page 483, Register of Deeds, Davidson County, Tennessee. Further being the same property conveyed to William J. Burns pursuant to final divorce decree entered in the Fifth Circuit Court of Davidson County, Tennessee, dated April 3, 1973, and by deed of record in Book 6257, page 253, Register's Office for Davidson County, Tennessee.