2ND
Box 56

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $108,000.00

Jennifer L. Wise
Affiant

Subscribed and sworn to before me this 11th day of April, 2006.

Notary Public
My commission expires: ~~11/27/06~~ 1-22-08

Davidson County DEEDWARR
Recvd: 04/13/06 13:33 2 pgs
Fees:13.00 Taxes:399.60
20060413-0042613

15-0603-150683

Address of New Owner:	Send Tax Bills to:	Tax Information
Suzanne Moran		108-03-0-164.00
1007 Patio Drive	NEW OWNER	
Nashville TN 37214		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eddie Burton and wife, Pat Burton, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Suzanne Moran, hereinafter called the Grantees, their successors 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. 74-B, on the Plan of Zone Lot Division, Section Six, Patio Villa, of record in Book 6250, Page 489, as amended in Book 6250, Pages 570 & 571, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eddie Burton and wife, Pat Burton by quitclaim deed from Virgil Spires, dated July 23, 1990, of record in Book 8177, Page 861, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1007 Patio Drive, Nashville, TN 37214

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of April, 2006.

Eddie Burton, by Ronny Hughes, His Attorney in Fact

Eddie Burton, by ~~Ronny~~ Hughes, His Attorney in Fact

Pat Burton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Pat Burton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 11th day of April, 2006.

State of Tennessee at Large

My Commission expires 1-26-08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronny Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and who further acknowledged that he is the attorney in fact for Eddie Burton and that he is authorized by Eddie Burton, to execute this instrument on his behalf.

Witness my hand in Hermitage, TN, this 11th day of April, 2006.

State of Tennessee at Large

My Commission expires 1-26-09