Davidson County DEEDWARR
Recvd: 05/31/06 09:52 2 pgs
Fees:13.00 Taxes:680.80

20060531-0063626

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$184,000.00

|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|19th day of May, 2006.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 5.14.08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Foster & Gavin Richardson 1100 Birdsall St. Old Hickory, TN 37138	New owner	Map 44-15 Parcel 387

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

John A. Burns and wife, Jessica W. Burns

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Erin Foster and Gavin Richardson, joint tenants with right of survivorship

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:

BEING LOT NO. 54 ON THE PLAN OF VILLAGE OF OLD HICKORY, SECTION "B", AS OF RECORD IN PLAT BOOK 1424, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JOHN A. BURNS, MARRIED AND JESSICA W. BURNS, MARRIED, BY DEED FROM ANDREW K. MOHR AND WIFE, SHELLEY H. MOHR, DATED MAY 30, 2003, AND OF RECORD IN INSTRUMENT NUMBER 20030603-0075312, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 1731, Page 43, Register's Office for Davidson County, Tennessee.
4) Property is subject to easement for public utilities to Metro Government of record in Book 1731, Page 42, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1100 Birdsall Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 and assigns, forever; and we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant 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 our hand(s) this 19th day of May, 2006.

John A. Burns

Jessica W. Burns

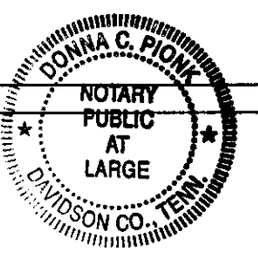
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, John A. Burns and wife, Jessica W. Burns, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2006.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires:



SSION EXPIRES:
JAN 28, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076