This instrument prepared by:

Lehman Land Title, Inc.
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: 2287/00338191186

Davidson County DEEDWARR
Recvd: 06/16/06 10:23 2 pgs
Fees:13.00 Taxes:259.00

20060616-0071843

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, **National City Bank of Indiana** said Grantor does hereby bargain, sell, and convey unto **James R. Burnett and Randolf A. Lake, as joint tenants with rights of survivorship,** his/her assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that 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. 38B ON THE REVISED PLAN OF EDGE-O-LAKE, SECTION 21, ZONE LOT DIVISION OF LOT NOS. 10-16 AND 18-43, OF RECORD IN PLAT BOOK 5200, PAGE 577, REVISED IN PLAT BOOK 6250, PAGE 111 AND PLAT BOOK 6900, PAGE 256, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY SUBSTITUTE TRUSTEE'S DEED FROM ARNOLD M. WEISS, AS SUBSTITUTE TRUSTEE TO NATIONAL CITY BANK OF INDIANA AS RECORDED ON THE 9TH DAY OF MARCH, 2006 IN INSTRUMENT NO. 20060309-0027458 AND WARRANTY DEED FROM W. JOHN LEDFORD AND WIFE, ZINA L. LEDFORD TO TAMMY BREWER, UNMARRIED AS RECORDED ON THE 13TH DAY OF APRIL, 2004 IN INSTRUMENT NO. 20040413-0041571, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenance, estate, title and interest thereto belonging, unto said Grantee, **James R. Burnett and Randolf A. Lake**, and his/her assigns forever.

Grantee, **James R. Burnett and Randolf A. Lake**, whose address is **352 Clearwater Drive, Nashville, TN 37217** is responsible for the payment of real property taxes on subject property.

Said **National City Bank of Indiana**, without recourse warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

This is improved property known as **352 Clearwater Drive, Nashville, TN 37217**.

IN WITNESS WHEREOF, the said **National City Bank of Indiana** has executed this deed and affixed its corporate seal by Bryan G Kusich, V. P. for **National City Bank of Indiana**, this 30 day of May, 2006.

GRANTOR
National City Bank of Indiana

By: _____
Title: Bryan G. Kusich, V.P.

State of Pennsylvania
County of Allegheny

The actual consideration or value whichever is greater, for this transfer is $70,000.00.
Subscribed and sworn to before me this the 30th day of May, 2006.

_____ _____
Affiant Notary Public

Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary Fran Felion, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Dec. 24, 2009
Member, Pennsylvania Association of Notaries

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me, the undersigned authority, notary public of the State and County mentioned, personally appeared Bryan G. Kusich, V.P. who, upon oath, acknowledged him/herself to be Vice President of **National City Bank of Indiana**, the within named bargainor, and that he/she as such V.P., being authorized to do so, executed the foregoing instrument on behalf of **National City Bank of Indiana** and declared that he/she in his/her capacity as V.P. executed the same as the free act and deed of **National City Bank of Indiana.**

Witness my hand and seal at office, this 30th day of May, 2006.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary Fran Felion, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Dec. 24, 2009
Member, Pennsylvania Association of Notaries

_____
Notary Public

My Commission Expires

Address New Owner:	Send Tax Bills To.	Map and Parcel:
James R. Burnett and Randolf A. Lake	Same	**15005036400**
352 Clearwater Drive		
Nashville, TN 37217		