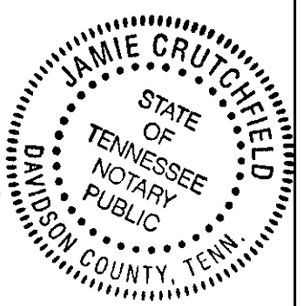
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/19/06 10:14 2 pgs
Fees:13.00 Taxes:345.95
20060619-0072506



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,500.00

Johnnie M. Biddix
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Johnnie M. Biddix	US Bank Home Mortgage	Map 8
3232 Panorama Drive	P.O. Box 2400	Group 8
Nashville, TN 37218	Paducah, KY 42002	Parcel 102

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

James M. Burgess and wife, Doris Burgess

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Johnnie M. Biddix, unmarried

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. 180 on the Plan of Section One, Bordeaux Gardens, of record in Book 3300, Page 91, Register's office for Davidson County, Tennessee, as follows:

Said Lot No. 180 fronts 55 feet on the easterly side of Panorama Drive and runs back between parallel lines, 122 feet to a dead line.

Being the same property conveyed to James M. Burgess by Warranty Deed dated December 2, 1971, from Fannie Mae Binkley, of record in Book 4557, page 922, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3465, Page 403, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3300, Page 91, said Register's Office.

The said Doris Burgess joins in this conveyance to convey any and all marital interest he/she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3232 Panorama Drive, Nashville, TN 37218

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 hands this 14th day of June, 2006.

James M. Burgess

Doris Burgess

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Burgess and Doris Burgess, 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 and official seal at Nashville, Tennessee, this 14th day of June, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.