FILE BOX "7"

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44821

Davidson County DEEDWARR
Recvd: 08/04/06 13:20 2 pgs
Fees:13.00 Taxes:284.90
20060804-0095824

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$77,000.00

Margaret D Hatfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st day of July, 2006

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

ALAN L. SATURN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret D. Hatfield	America's Wholesale Lender	69-16-88
1612 Ashton Avenue	2375 N. Glenville Dr. RGV-B-195	
Nashville, TN, 37218	Richardson, TX 75082	

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, I/WE,

Gladys Marie Burns

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Margaret D. Hatfield, a single woman

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:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being Lot No. 10 on the map of the subdivision of A. T. Putman's 7 1/2 acre tract, not of record, described according to a survey made by John M. Sullivan, County Surveying, October 5, 1946, as follows:

Beginning on the southerly margin of Ashton Avenue, at a point 70 feet west of the northwest corner of the property conveyed to Jettora Warnack by deed from A. T. Putman and wife, of record in Book 1515, page 222, Register's Office for said County, being the corner of Lots Nos. 9 and 10; thence with said Avenue, westwardly 70 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots southwardly 224.75 feet; thence eastwardly 70 feet to the corner of said Lots Nos. 9 and 10; thence with the line between said two lots, northwardly 224.5 feet to the beginning.

Being the same property conveyed to Gladys Marie Burns by Warranty Deed from Patricia W. Charron of record in Instrument No.: 20021211-0152986, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1612 Ashton Avenue, 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 my/our hand(s) this 31st day of July, 2006

Gladys M. Burns
Gladys Marie Burns

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Gladys Marie Burns, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2006

Notary Public

My Commission Expires: 7/24/2010

