Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
606060

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 24930A

Davidson County DEEDWARR
Recvd: 08/24/06 11:15 2 pgs
Fees:13.00 Taxes:625.30
20060824-0104452

MAP/GROUP/PARCEL: 042-12-0/079.00

NEW OWNER'S NAME AND ADDRESS:
EARL C. BURGESS & SANDY E. BURGESS
409 WILLIAMS AVENUE
MADISON, TN 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, MICHAEL R. HOOPER, AN UNMARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto, EARL C. BURGESS and SANDY E. BURGESS, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF WOODROSE SUBDIVISION, OF RECORD IN PLAT BOOK 5800, PAGE 216, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is improved property known as 409 WILLIAMS AVENUE, MADISON, TN 37115.

BEING the same property conveyed to Grantor herein by deed of record in Book 10267 Page762 Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

MICHAEL R. HOOPER

STATE OF TENNESSEE
COUNTY OF Sumner

PERSONALLY appeared before me, the undersigned authority, MICHAEL R. HOOPER, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 11th day of August, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater for this transfer is $169,000.00.

AFFIANT

Sworn to and subscribed before me, this the 11thday of August, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

SANDI McCLOUD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE