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THIS INSTRUMENT PREPARED BY:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Ste 200
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 09/05/06 08:12 2 pgs
Fees:13.00 Taxes:188.70
20060905-0108776

MAP/GROUP/PARCEL: 083-13-0/119.00

NEW OWNER'S NAME AND ADDRESS:
DAVID S. ENGSTROM
1209 LILLIAN STREET
NASHVILLE, TN 37206

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, SARA LOUISE BURNEY (AKA SARAH LOUISE BURNEY), AN UNMARRIED WOMAN, hereinafter called Grantor, does hereby transfer and convey unto, DAVID S. ENGSTROM, AN UNMARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

**LAND IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:
BEING THE SOUTHERLY 103 FEET OF LOT NO. 103 ON THE PLAN OF EAST EDGEFIELD, AS OF RECORD IN BOOK 21, PAGE 147, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.**

The subject property is improved property known as 1209 LILLIAN STREET, NASHVILLE, TN 37206.

BEING the same property conveyed to William Robert Burney and wife, Sara Louise Burney herein by deed of record in Book 2106, Page 412, Register's Office for Davidson County, Tennessee. William Robert Burney is deceased and at the time of his death was married to Sara Louise Burney.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that she 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 herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Sarah Louise Burney by Barbara Ray, Attorney-in-Fact
SARA LOUISE BURNEY AKA SARAH LOUISE BURNEY
BY: BARBARA RAY, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared Barbara Ray, to me known to be the person who executed the foregoing instrument in behalf of Sara Louise Burney aka Sarah Louise Burney, pursuant to a Power of Attorney which appears of record in Record Book X, Page _____, in the Register's Office for Davidson County, Tennessee.

*20060905-0087742nd

WITNESS my hand and official seal at Hendersonville, Tennessee, this 29th 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 SUMNER

The actual consideration or value whichever is greater for this transfer is $51,000.00.

AFFIANT

Sworn to and subscribed before me, this the 29th day of August, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/25/06

NOTARY PUBLIC TENNESSEE