This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Peggy C. Burkhalter
2413 Valley Brook Road
Nashville, TN 37215

SEND TAX BILL:

New Owner

Davidson County DEEDWARR
Recvd: 09/06/06 15:44 2 pgs
Fees:13.00 Taxes:255.30
20060906-0110368

MAP AND PARCEL:
MAP 91-7
PARCEL 151

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Janet Hosale** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **M. Terry Burkhalter and wife, Peggy C. Burkhalter**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the west 15 feet of Lot No. 706, all of Lot No. 708, and the east 1 foot of Lot No. 710 of Block No. 111, Plan No. 1 of West Nashville, which plat is of record in Book 57, pages 74 and 75, Register's Office for said County.
>
> Said Lot No. 708, part of Lot No. 706 and the 1 foot of Lot No. 710 adjoin and front together 41 feet on the north side of Tennessee Avenue and extends back between parallel lines 150 feet to an alley 25 feet wide.
>
> Being the same property conveyed to Janet Hosale by deed from Dr. Eugene Hunter, Sr. and wife, Minnie P. Hunter, dated May 31, 1996, of record in Book 10069, page 600, said Register's Office.
>
> The above described property has never been the primary residence of Grantor or Grantor's spouse.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 4803 Tennessee Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of September, 2006.

Janet Hosale

Janet Hosale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Janet Hosale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 5th day of September, 2006.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $69,000.00.

AFFIANT

Subscribed and sworn to before me
this 5th day of September, 2006.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007