Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Don Burnell 723 Powers Avenue Nashville TN 37206	Same	Southeast Title 555 Marriott Dr., S-170 Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me on 08/30/06.

Notary Public

My Commission Expires: 5/30/07

Map & Parcel No.
083.07 103.00

Davidson County DEEDWARR
Recvd: 09/07/06 14:42 2 pg
Fees:13.00 Taxes:314.50
20060907-0110962

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Les Lazarus, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Don Burnell and Paulette Burnell, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land in Davidson, Tennessee, being the easterly part of lots Nos. 1 and 2 of Block 4 on the map of Tillman's Subdivision No. 1, of record in Book 1130, page 29, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by James A. Hamilton, Jr. March 2, 1947, as follows:

Beginning at a point in the westerly margin of Powers Avenue at the common corner of Lots Nos. 2 and 3; thence with the line between said lots westerly 150 feet to a point 245 east of the easterly margin of Porter Road, said point being the southeast corner of the property conveyed to James R. Cherry by deed from John W. Johnson and wife, of record in Book 1449, page 171, said Register's Office; thence the easterly line of said Cherry property northerly 139.5 feet, more or less, to the easterly margin of Tillman Avenue; being 200 feet east of the easterly margin of Porter Road; thence with the southerly margin of Tillman Avenue, easterly 132.55 feet to a concrete monument set at the beginning of curve; thence around said curve, having a radius of 20 feet, to a concrete monument set in the westerly margin of Powers Avenue; thence with the margin of the southerly 140 feet to the point of beginning, same except that part of the northeast corner of Lot No. 1 taken for the curve of Powers Avenue into Tillman Avenue, as shown on the said survey.

Being the same property conveyed to Les Lazarus by Quitclaim Deed from Aubrey Hiam, dated July 31, 2006, of record in Instrument No. 200607310092295, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 723 Powers Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 08/30/06.

Les Lazarus

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Les Lazarus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of September, 2006.

Notary Public

My Commission Expires: 5/30/07