Davidson County DEEDWARR
Recvd: 10/04/06 14:59 2 pg
Fees:13.00 Taxes:325.60

20061004-0123359

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.

MY COMMISSION EXPIRES:
JAN 26, 2008

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$88,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|28th DAY OF September, 2006.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bonnie Giardono 1314 Island View Court Nashville, TN 37214	SunTrust Mortgage Inc. 201 4th Ave N. 7th Floor Nashville, TN 37219	Map 108-16 Parcel 187

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, we,

Jennifer L. Burnett n/k/a Jennifer L. Masters and husband, James Masters, and James D. Burnett, Jr., married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Bonnie Giardono, unmarried

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 DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 35B ON THE PLAN OF ZONE LOT DIVISION LOTS 35, 36, 37 OF SECTION 3, OF LAKEVIEW HILLS SUBDIVISION, AS OF RECORD AT BOOK 5200, PAGE 680 (WHICH AMENDS PLAN AT BOOK 5190, PAGE 728), SAID REGISTER'S OFFICE, ALL OF WHICH REFERENCE IS HEREBY MADE AND THE SAME INCORPORATED HEREIN FOR A COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER L. BURNETT, UNMARRIED, AND JAMES D. BURNETT, JR. BY DEED FROM SUSAN KAY KLASSEN, N/K/A SUSAN K. BURNETT, MARRIED, DATED APRIL 26, 2002, AND OF RECORD IN INSTRUMENT NUMBER 20020502-0054244, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JENNIFER L. BURNETT HAS SINCE MARRIED AND IS NOW KNOWN AS JENNIFER L. MASTERS. JAMES MASTERS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE SPOUSE OF JAMES D. BURNETT, JR..

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5200, Page 680, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6156, Page 638, and Book 5200, Page 680, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1313 Island View Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 our hand(s) this 28th day of September, 2006.

Jennifer L. Masters

James Masters

James D. Burnett, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jennifer L. Burnett n/k/a Jennifer L. Masters and husband, James Masters, and James D. Burnett, Jr., married, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2006.

Donna C. Piork
NOTARY PUBLIC

My Commission Expires:

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JAN 26, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076