WARRANTY DEED

P-SZC-06-5105

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,900.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC (HTI)
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Terry Burkhalter	New Owner (NAME)	
5105 Kentucky Avenue (ADDRESS)	2413 Valley Brook Rd. (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	91-7-226

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we INVESTMENT PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto M. TERRY BURKHALTER AND PEGGY BURKHALTER, AS TENANTS IN COMMON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 1010 1012, Block 171, WEST NASH Subdivision, as shown on plat of record in Plat Book 57 and Page 74; Book 57 and Page 75, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

(a) Being the same property conveyed to JUDITH A. NASH, AN UNMARRIED PERSON by deed (DEEDWARR) from LESTER C. MCCLAIN, MARRIED of record in Deed Instrument 200406230074328 on 06/11/2004 and filed for record on 06/23/2004 , Register's Office for said County.
(b) Being the same property conveyed to INVESTMENT PROPERTIES, LLC by deed (DEEDQC) from JUDITH A. NASH, UNMARRIED of record in Deed Instrument 200407200086561 on 07/09/2004 and filed for record on 07/20/2004 , Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 5105 KENTUCKY AVENUE, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 29th day of September, 2006.

Judith A Nash
Investment Properties, LLC
By: Judith Nash
Its: Organizer

Davidson County DEEDWARR
Recvd: 10/11/06 13:01 2 pg
Fees:13.00 Taxes:484.33

20061011-0126342

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 29th day of September, 2006, before me personally appeared Judith Nash, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Organizer of Investment Properties, LLC, the within named bargainor, a limited liability company, and that he/she as such Organizer executed the foregoing instrument for the purpose therein contained.

Witness my hand and ~~official seal~~, this the 29th day of September, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

RETURN TO:
Homeland Title, LLC (HTI)
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959