Davidson County DEEDWARR
Recvd: 12/28/06 09:25 2 pgs
Fees:13.00 Taxes:1776.00
20061228-0159965

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Gerald Robert Burns, et ux
4050 Andrew Jackson Way
Hermitage, TN 37076

MORTGAGEE
Wilson Bank & Trust
623 West Main Street
Lebanon, Tennessee 37087

SEND TAX BILLS
New Owner

MAP-PARCEL:
086-00-0-204.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael C. Shrum and Daniel J. Griffiths,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Gerald Robert Burns and wife, Sherry R. Burns,** 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. 3 on the Sullivan Commercial Center, Section 3, as of record in Plat Book 4715, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 76.00 feet on the westerly margin of Old Hickory Boulevard and extends back 272.86 feet on the southerly line to Chandler Road and 240.60 feet on the northerly line to Chandler Road; thence along Chandler Road or rear line of feet.

Also conveyed herewith is a non-exclusive easement for access, ingress, and egress to the rear of the property herein conveyed. Said easement shall run over and across the adjacent property owned by Grantor. Said property is known as Tract No. 4 of the Sullivan Commercial Center, as more particularly described in the Deed to Grantor of record at Book 10664, page 353, and shall run from Andrew Jackson Way along the northeast boundary of the said Tract 4, being the common boundary between the two tracts.

Being the same property conveyed to Michael C. Shrum and Daniel J. Griffiths by deed from Michael R. Harmon and wife, Cheryl L. Harmon of record in Instrument Number 200509190112404, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements, covenants and conditions as shown on the plan of record in Plat Book 4715, Page 41, Register's Office for Davidson, County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **4050 Andrew Jackson Way Hermitage, TN 37076.**

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 hands this 21st day of December, 2006.

Michael C. Shrum

Michael C. Shrum

Daniel J. Griffiths

Daniel J. Griffiths

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael C. Shrum and Daniel J. Griffiths, the bargainor(s) with whom I am personally acquainted (or 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 and official seal this 21st day of December, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is **$480,000.00.**

Gerald Robert Burns

AFFIANT

Subscribed and sworn to before me this 21st day of December, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07