WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00 Affiant Subscribed and sworn to before me, this 4th DAY OF January, 2007. Notary Public MY COMMISSION EXPIRES: 2/24/09 (AFFIX SEAL)
P-06-501-1	

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawn M. Johnson	SunTrust Mortgage Inc.	
301-303 Timberdale Court	(NAME) 201 Fourth Ave N 7th fl	147-6-174
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we PETER BURAK AND WIFE, DIANE BURAK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DAWN M. JOHNSON AND HUSBAND, JOSEPH W. JOHNSON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 132 AND 144 ON THE MAP OF CALDWELL COUNTRY ESTATES, SECTION TWO, AS OF RECORD IN BOOK 2663, PAGE 128, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM DONALD W. JACKSON AND WIFE, FRANCES B. JACKSON TO PETER BURAK AND WIFE, DIANE A. BURAK AS RECORDED ON THE 28TH DAY OF AUGUST, 1997 IN BOOK 10586, PAGE 135 AND WARRANTY DEED FROM PETER BURAK AND DIANE BURAK TO PETER BURAK AND DIANE BURAK, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE REVOCABLE BURAK LIVING TRUST AS RECORDED ON THE 10TH DAY OF APRIL, 2003 IN INSTRUMENT NO. 20030410-0047874, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 301-303 Timberdale Court, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 01/08/07 10:19 2 pgs
Fees:13.00 Taxes:1147.00
20070108-0002866

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 my/our hand(s) this 4th day of January, 2007.

Peter Burak

Peter Burak

Diane A Burak

Diane Burak

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Williamson

I, Connie Hooper a Notary Public of the County and State first above written, do hereby certify that Peter Burak and Diane Burak personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of January, 2007.

Connie Hooper

Notary Public

My Commission Expires: 2/24/09

(SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800