WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $148,000.00.

Affiant

Subscribed and sworn to me on February 6, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 02/09/07 14:18 2 pgs
Fees:13.00 Taxes:547.60

20070209-0017323

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kathleen J. Orr-Maddox 7916 Ridgewood Road Goodlettsville, TN 37072	Bank of America 9000 Southside Blvd. Bldg 700, File Receipt Dept. Jacksonville, FL 32256	00900023000

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kathi H. Burns, single, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Kathleen J. Orr-Maddox, married, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Situated in the 14th Civil District of Davidson County, Tennessee, being Tract No. 2 according to an unrecorded survey for The Bobby Milliken Property by Jack L. Head, RLS Tennessee No. 670, 2127 Memorial Boulevard, Springfield, Tennessee, dated May 16, 1997, as follows:

Beginning at an iron pin (old) in the north margin of Ridgewood Road, said pin being the most southeast corner of property of Sharon Z. Faircloth, as appears in Deed Book 9060, page 811, Register's Office for Davidson County, Tennessee and continuing as follows with said margin of Ridgewood Road S 73 deg. 03 min. 10 Sec. E 50.00 feet to an iron pin (new) at the most southwest corner of and the true BEGINNING POINT of this tract and continuing as follows: leaving the margin of Ridgewood Road and with a new line to Milliken N 21 deg. 58 min. 18 sec. E 1259.27 feet to an iron pin (new), thence continuing with a new line to Milliken S 73 deg. 03 min. 10 sec. E 138.60 feet to an iron pin (new), thence continuing with a new line to Milliken 18 deg. 30 min 39 sec. W 1254.91 feet to an iron pin (new) in the north margin of Ridgewood Road, thence with the said margin N 73 deg. 03 min. 10 sec. W 214.64 feet to the point of beginning.

Being the same property conveyed to Kathi H. Burns, unmarried, by Warranty Deed dated September 28, 1999 from Bobby Ray Milliken and wife, Shirley Ann Milliken of record in Book 11679, Page 247, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of T.C.A. 67-5-1001, et seq. (Map 9 Parcel 71.00) Greenbelt Application of record in Book 9044, Page 518, Register's Office for Davidson County, Tennessee; and
3. Restrictive covenants contained in instrument of record in Book 11679, Page 247, said Register's Office; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7916 Ridgewood Road, Goodlettsville, TN 37072.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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.

Bridget Greathouse joins in this conveyance for the purpose of transferring any interest she may have in the property.

WITNESS our hands on February 6, 2007.

Kathi H. Burns

Kathi H. Burns

Bridget Greathouse

Bridget Greathouse

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 6, 2007, before me personally appeared Kathi H. Burns and Bridget Greathouse, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on February 6, 2007.

John Cobb Rochford

NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE