THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 03/07/07 13:50 2 pgs
Fees:13.00 Taxes:161.35

20070307-0028237

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
DEXTER BURR	SAME	07109012600
1009 JOANNE COURT		
MOUNT JULIET, TN 37122		

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, Shonn Tibbs, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Dexter Burr and wife, Angela Burr, 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 the 12th Civil District of Davidson County, Tennessee, being three tracts of land described as follows to-wit:

Tract No. 1

Being Tract 2, as shown on a survey by Parrish Engineers, Inc. dated May 27, 1966 and Beginning at a point in the Southerly margin of Haynes Street at the common corner of Tracts 1 and 2, said point being 67 feet Northwest of the Intersection of Haynes Street with Seminary Street; thence along the dividing line between said two tracts South 60 degrees 40 minutes West 148.7 feet to the margin of Haynes Meade Subdivision, Section II; thence with the margin of said Subdivision North 28 degrees 42 minutes West 50.15 feet to a point, the common rear corner of Tract 2 and 3; thence with the common dividing line of said two tracts North 60 degrees 40 minutes East 140.6 feet to the margin of Haynes Street; thence with the margin of said Street South 28 degrees 27 minutes East 50 feet to the point of beginning.

Tract No. 2

Being Tract 3, as shown on a survey by Parrish Engineers, Inc. dated May 27, 1966 and Beginning at a point in the Southerly margin of Haynes Street at the common corner of Tracts 2 and 3, said point being 117 feet Northwest of the intersection of Haynes Street with Seminary Street; thence with the dividing line between said two tracts South 60 degrees 40 minutes West 148.6 feet to the margin of Haynes Meade Subdivision, Section II; thence with the margin of said Subdivision North 26 degrees 42 minutes West 50.15 feet to a point; thence North 60 degrees 40 minutes East 148.9 feet to the margin of Haynes Street; thence with the margin of said Street South 28 degrees 27 minutes East 50 feet to the point of beginning.

Tract No. 3

Being Tract No. 4, as shown on a survey by Parrish Engineers, Inc. dated May 27, 1966, and beginning at a point in the Southerly Margin of Haynes Street at the common corner of Tracts 3 and 4, said point being 167 feet Northwest of the intersection of Haynes Street with Seminary Street; thence with the dividing line between said two tracts South 60 degrees 40 minutes West 149.3 feet to the margin of Haynes Meade Subdivision, Sections II; thence with the margin of said Subdivision North 28 degrees 42 minutes West

50.15 feet to a point; thence North 60 degrees 40 minutes East 149.3 feet to the margin of Haynes Street; thence with the margin of said Street South 28 degrees 28 minutes East 50 feet to the beginning.

Being the same property conveyed to Shonn Tibbs, by deed from Walter Morgan and Melanie Morgan, dated 2/9/2007, and recorded in Instrument No. , said Register's Office

This is improved property known as: 0 Haynes Street, Nashville, Tennessee 37207.

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 I am 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 myself, my 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. Whenever 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 12th day of~~ FEBRUARY, 2007.

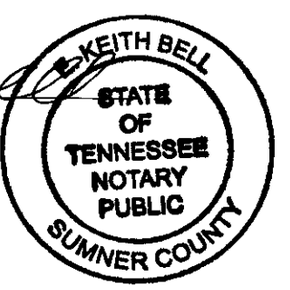
SHONN TIBBS

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHONN TIBBS with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 12TH day of FEBRUARY, 2007.

NOTARY PUBLIC



My Commission Expires: 02/10/10

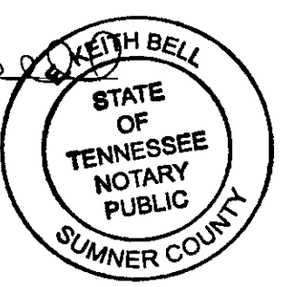
STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $43,607.13.

Affiant

Subscribed and sworn to before me this 12TH day of FEBRUARY, 2007.

NOTARY PUBLIC



My Commission Expires: 02/10/10